

City of Greater Sudbury
Official Plan
Flexible | Balanced | Sustainable

Prepared by:

Planning Services Division
Growth and Infrastructure Department
City of Greater Sudbury

Notice to Readers of this Plan

This copy of the City of Greater Sudbury Official Plan is a consolidation of the Official Plan as:

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- Amended by By-law 2024-147P (OPA 132)
- Amended by By-law 2024-178P (OPA 134)
- Amended by By-law 2024-192P (OPA 137)
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- Amended by By-law 2026-191P (OPA 166)
- Amended by By-law 2026-193P (OPA 167)
- Amended by By-law 2026-196P (OPA 168)

This consolidation also contains all policies that remain under appeal at the Ontario Municipal Board, for which a Decision has not yet been made.
For accurate reference, please consult the official versions of the above-referenced documents, which are available from the City of Greater Sudbury Planning Services Division.
Includes all amendments in effect up to November 10, 2026.

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Part I: Basis of the Official Plan

Greater Sudbury is a great city! Situated on the Canadian Shield in the Great Lakes Basin at the confluence of three provincial highways and two rail lines, Greater Sudbury has evolved into a global centre of mining and a regional service and administrative centre in northeast Ontario. Our vast geographic area offers a rich mix of wilderness, rural and urban places, each offering their own distinct opportunities, look and feel.

The Greater Sudbury that we know today is rooted in our geography and history. It is also the legacy of more than a century of decision making. These decisions have shaped the size, form, character and quality of our city. They influence the decisions that we make in terms of where we live, work and shop, how we move around our city, and where and how we spend our leisure time. They also influence other things like whether we allow our children to walk to school, whether people have convenient access to stores and services, especially as they age, as well as our health.

How we decide to plan our city matters, for these reasons and for many more. This Official Plan contains policies to guide land use planning decisions that reinforce and strengthen our city. It is informed by a number of processes and initiatives. It is the result of an extensive community consultation program and reflects the goals of the community and the City. It also has regard to matters of provincial interest in the *Planning Act*, is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for Northern Ontario*. The Official Plan balances these local and provincial goals. *Chapter 19, Implementation* provides general guidance on how to interpret and apply this Official Plan.

1.0 Introduction

1.1 CONTEXT

The City of Greater Sudbury is situated on the Canadian Shield in the Great Lakes Basin at the confluence of three provincial highways (17, 69 and 144) and two rail lines (Canadian Pacific and Canadian National).

Greater Sudbury is a single tier municipality and the largest municipality in Ontario based on total area. Our city is 3,627 square kilometer in area and includes a rich mix of wilderness, rural and urban environments.

Greater Sudbury's physical geography and urban form is defined by the Sudbury Basin, a 60 km long and 30 km wide geological structure that features a pronounced rocky rim rich in minerals and a relatively flat interior valley with high-quality agricultural lands.

Greater Sudbury is contained within three main watersheds: Vermilion River, Wanapitei River and Whitefish River Watersheds, which drain the eastern and western parts of our city, respectively. Within these three main watersheds are 25 subwatershed units.

Greater Sudbury's climate is and will continue to change. Our climate is expected to become warmer and drier overall and on average in the future. It will also become more variable, with more frequent occurrences of extreme weather events.

Greater Sudbury is made up of a mix of crown and private patent lands. Approximately 40 percent of our city is Crown Land, which use governed by crown land use planning. The remaining 60 percent of our city is private patent land, which is subject to this Official Plan.

Structurally, Greater Sudbury consists of a large, central urban area surrounded by more than 20 smaller urban and non-urban settlements that are all tied together through an extensive network of hard and soft infrastructure. This settlement pattern is the result of our geography, the location of resources, the history of human settlement and the technology of transportation, amongst other things. While our urban and non-urban settlements constitute approximately 6 percent of our total area, the dispersed pattern of growth poses challenges for the creation of a cohesive urban form and the efficient provision of infrastructure and public service facilities.

In 2011, the Census of Canada estimated that approximately 166,300 persons lived in Greater Sudbury. Our population is expected to grow modestly over the next 20 years given our role as a global mining centre and regional service centre. This growth will be

driven by labour force turnover and ongoing economic development efforts. At the same time, the population will continue to age. It is expected that this aging, trend towards smaller household sizes and shifts in housing preferences will create demand for new and different housing types.

Greater Sudbury's economy is expected to also grow modestly in the future as it continues to expand and diversify. Although mining and its related supply and service sector remain our core economic activity, Greater Sudbury is a centre of higher learning, health and medicine, research and innovation, retail, services and tourism. Growth in these and other sectors will be supported through various means including appropriate infrastructure investments, public realm improvements and other strategic projects.

Greater Sudbury's growth must be harnessed and directed to reinforce the efficiency, sustainability, health and resiliency of our communities. The community of Sudbury will continue as the central urban area and focus of the majority of growth and change. Our local communities will also grow and change. Land supplies in our service communities are more than adequate to meet future demand associated with employment and population growth. There is no need to expand our communities beyond what is currently planned.

Downtown Sudbury is the heart of Greater Sudbury and a strategic core area in northern Ontario. Downtown will continue to function as the local and regional centre of government services, business services, retail, sport and entertainment uses, arts and culture and community and institutional uses. *Town Centres* will continue to serve the needs of local communities.

Greater Sudbury's parks and open space system meets a wide range of needs. They improve the quality of our city, provide important active and passive recreational opportunities, and promote health and well being. These opportunities will be made available throughout our city at readily accessible locations. The parks and open space system also compliments natural features and areas, which will be generally preserved and maintained.

Greater Sudbury has approximately 330 lakes within our municipal boundaries. Our residents take pride in our "City of Lakes" and enjoy the benefits of having convenient access to clean lakes for recreational purposes, as well as their visual appeal. Our water resources, however, are increasingly subject to the negative impacts of urbanization in the form of agricultural, industrial and urban runoff, pesticide use, faulty septic systems, site alteration and other activities. In both rural and urban areas, improved

practices are required. It is increasingly understood that it is necessary to consider entire watersheds in dealing with the protection of lakes.

Greater Sudbury's drinking water is drawn from surface and groundwater sources. Municipal drinking water is taken from Lake Ramsey, the Wanapitae River, the Vermilion River, and various wells in the Valley and other communities. Many waterfront residences draw their water from a lake. These drinking water resources must be protected from human activities and natural processes that can lead to contamination.

Greater Sudbury is served by an extensive and integrated transportation system consisting of roads, rail, air service, public transportation and active transportation. Our city's road system alone includes approximately 3,600 lane kilometers of roadway. The road and public transit networks should be sufficient to accommodate growth during the plan period, with continuous improvements and strategic investments. It is expected that air service to the community will continue to expand. There is a growing awareness that our off-road trail network should be augmented with on-street active transportation infrastructure. These systems can be improved and integrated with land use planning to make more efficient use of existing infrastructure, reduce costs, improve our air quality, build resiliency to climate change and improve our health and well being.

Greater Sudbury is also served by an extensive system of water and wastewater infrastructure. In certain areas, there is a need to improve both the water and wastewater systems. With strategic upgrades and maintenance, existing water and wastewater treatment infrastructure can accommodate growth for the foreseeable future.

1.2 PURPOSE

The Official Plan is the principal land use planning policy document for the City of Greater Sudbury. It presents a vision of what Greater Sudbury will look like 20 years in the future and contains policies to guide public and private development decisions consistent with the vision.

The Official Plan establishes goals, objectives and policies to manage and direct physical change and its effects on the social, economic and natural environment in the next 20 years. It forms the basis of the *City of Greater Sudbury Zoning By-law* and other land use controls. It guides land use and infrastructure decisions and future planning initiatives.

1.3 UNDERLYING PRINCIPLES

The Official Plan is based on and informed by four broad principles that will help guide future growth and change in our city.

1.3.1 A Healthy Community

It is a Council priority for Greater Sudbury to be a Healthy Community offering a high quality of life to its residents.

The City recognizes the link between the physical design of communities, health and quality of life. The intent is to develop a community where adequate community and human services for people of all ages, backgrounds and abilities are provided through opportunities for employment, recreation, learning, culture, and physical and emotional well-being. The four pillars of a healthy community are:

- Human Health and Wellbeing;
- Environmental Sustainability;
- Economic Vitality; and,
- Civic Engagement and Social Capital.

Building on these four pillars, the determinants of a healthy community are identified as:

- Citizen engagement in community decision making;
- Accessible recreation programs and facilities;
- A prosperous community with employment opportunities;
- Accessible health care;
- Protected natural areas and healthy lakes and rivers;
- Sound municipal infrastructure;
- An inclusive, diverse and (welcoming/accepting community);
- Social supports;
- A safe and unified city;
- Educational opportunities; and,
- Community vision and leadership.

Many of the above components of a healthy community are addressed by City initiatives including the *City of Greater Sudbury Human Services Strategy 2015*, and the community's *Economic Development Strategic Plan*. Decisions and actions taken by Council and City staff, including public investments and service delivery, should be guided by principles of a Healthy Community.

For ease of reference, the land use objectives and policies of this Plan that directly support the determinants of a healthy community are identified with the above symbol.

1.3.2 Economic Development

Economic development is essential to the future of this community and an important building block of a Healthy Community.

The City recognizes the link between planning, design and economic development. The Official Plan provides a policy framework which supports economic development and prosperity in many different ways.

The Official Plan includes clear, reasonable and attainable policies that foster certainty and consistency. It ensures that there is an adequate supply of land to meet a variety of economic opportunities. It provides a framework to reinforce the urban structure and achieve more efficient urban form, infrastructure, public service facilities and transportation system. The Plan also provides policies to improve our quality of place. It protects important economic assets like the Sudbury Basin and Greater Sudbury Airport from incompatible uses. It enhances the viability of Downtown Sudbury, promotes brownfield regeneration and provides opportunities for local food production. It promotes opportunities for economic development and sustainable tourism development.

The Official Plan is intended to complement and support the community's *Economic Development Strategic Plan*.

1.3.3 Sustainable Development

A healthy and prosperous future depends on Greater Sudbury being a sustainable community.

Our Common Future, the landmark U.N. report presented by the Bruntland Commission in 1987, defines sustainable development as "meeting the needs of the present generation without compromising the ability of future generations to meet their needs."

Becoming a sustainable community involves adopting a long-term view in assessing options and making choices. It also means recognizing the value of healthy eco-systems, using resources efficiently, and enhancing a locally based economy. Bringing all parts of the community together to meet the goal of sustainability can be accomplished by encouraging and facilitating partnerships among the government, private and non-profit sectors.

The Official Plan recognizes the interdependencies that exist in the natural environment and introduces a watershed-based approach to planning. It provides land use policies which protect our natural resources to support long-term economic growth, including mining, aggregate and agricultural lands. The Plan also recognizes and includes policies that support climate change mitigation and adaptation.

1.3.4 Focus on Opportunities

Greater Sudbury must build upon its strengths and recognize where opportunities exist to improve our community.

The Official Plan recognizes the value of community improvement planning initiatives and identifies opportunities for future work. Under the *Planning Act*, community improvement plans can be undertaken for a variety of environmental, social or economic development reasons. A number of plans providing community-wide benefits have been implemented in recent years, including the Ramsey Lake Boardwalk, the *Downtown* streetscape program, the Junction Creek Linear Park and the Brownfield Strategy and Community Improvement Plan.

As a "City of Lakes," there is an opportunity to ensure a healthy future for those lakes more susceptible to human impacts. A new emphasis on watershed-based planning will address issues related to our surface water and groundwater resources.

The *Economic Development Strategic Plan* identifies several economic engines as the focus of potential growth. The mining and supply services cluster in particular offers tremendous potential for the development of products, services and expertise that can be exported globally. This sector will be facilitated by research and development centres based at our post-secondary institutions, including the Northern Centre for Advanced Technology (NORCAT), Sudbury Neutrino Observatory, and the numerous research centres affiliated with the Mining Innovation, Rehabilitation and Applied Research Corporation (MIRARCO).

The development of an environmental services sector is another identified opportunity. Many of the opportunities presented by this sector are captured by the *EarthCare Sudbury Action Plan*, which proposes numerous community-based initiatives and programs rooted in sustainable community development.

A focus on urban design and heritage conservation offers opportunities to create a unique lifestyle city. Greater Sudbury's natural beauty and ecology can be protected and celebrated through their integration into the urban landscape. Promoting innovative developments that provide eco-sensitive design will also help us achieve objectives that are set out in the *EarthCare Sudbury Action Plan.*

1.4 VISION

The Official Plan functions as much more than a land use planning document - it also encompasses our objectives related to social, economic and environmental matters.

The vision statements below reflect the collective aspirations of those who live in Greater Sudbury and where they want to see Greater Sudbury move in the future.

Greater Sudbury is an important centre in northern Ontario and focal point for regional investment and growth. Greater Sudbury's regional role as a centre for business and professional services, higher learning, health and medicine, research and innovation, shopping and tourism is solidified through renewal and expansion of existing assets. Strategic investments in infrastructure and projects in the meeting and conference sector, sports and arts and culture have been completed, further expanding our role. Growth in these economic assets create a ripple effect throughout the economy, fueling further economic and population growth.

Greater Sudbury is a modern, vibrant, efficient and complete community, offering the amenities and services of a large urban centre as well as immediate access to the natural environment. Our settlement area is well defined and efficient, reducing costs and improving the quality of the natural environment. Communities are reaching their planned potential, offering a wide range of lifestyle choices for residents, places to work, shop and play. The rural area complements the settlement area.

Greater Sudbury is open to business providing an economic environment that retains and grows a wide variety of industrial, institutional and commercial enterprises. The natural resources that form the basis for our economy, in particular the mineral and mineral aggregate resources are protected and see additional investment and activity. The community's *Economic Development Strategic Plan* has been realized making the city a magnet for new investment and human capital.

Downtown Sudbury is the biggest, brightest and best downtown in northern Ontario. The *Downtown Sudbury Master Plan* is complete. Downtown is more active and better connected. It exemplifies the best in heritage conservation and urban, architectural and landscape design. A *Nodes and Corridors Strategy* is fully underway and *Downtown* is better connected to revitalized *Town Centres* and other strategic core areas by new and distinctive corridors all featuring mixed uses, a strong public realm and public transit.

Greater Sudbury's food system has grown to better serve our local needs. A Greater Sudbury Food Strategy is in preparation . Greater Sudbury's agricultural reserve continues to be preserved from land speculation and topsoil removal. New farms have started in the *Agricultural Reserve* and *Rural Area*. Farmers are able to access the infrastructure necessary to process their products. All residents are aware of or have access to local food opportunities within Greater Sudbury .

Greater Sudbury's parks and open space system has evolved. Parks and open spaces are better distributed and connected throughout our communities. Residents take full advantage of our park and open space facilities to exercise, play, relax and contemplate, improving their health and well-being.

Greater Sudbury values and protects is natural heritage features and areas. Endangered and threatened species, fish habitat, significant wetlands like the Vermilion River Provincially Significant Wetland Complex, and significant wildlife habitat like that used by moose during the late winter are protected for their environmental, ecological and social benefits.

Greater Sudbury is a green community and a world leader in environmental protection, rehabilitation and innovation. The restoration of environmentally damaged lands continues under the community's internationally-recognized Land Reclamation Program. The numerous stakeholders that support *EarthCare Sudbury* define positive environmental action based on community participation. Energy is conserved. Air quality is improved.

Greater Sudbury is resilient to climate change. Efficient, mixed use development, growth in alternative modes of transportation and energy efficient design reduce our city's greenhouse gas emissions. The *Climate Change Adaptation Strategy* improves the resiliency of our community and infrastructure and further informs planning around natural flooding and wildland fire hazards.

Greater Sudbury is a "City of Lakes" and water. Our city's 330 lakes and watersheds provide a striking natural backdrop for our communities, safe sources of drinking water for residents, natural habitat for wildlife and a wealth of summer and winter, active and passive recreational activities. Surface water resources have been improved. Drinking water resources are safe and reliable.

The public health and safety of Greater Sudburians is protected from natural and human made hazards. New development is directed to areas outside of flood hazards, erosion hazards, unstable soils, mine hazards and former waste disposal sites protecting the value of investment. *The Brownfield Strategy and Community Improvement Plan* has stimulated the revitalization of urban and rural brownfields.

Transportation, Public Transit and Active Transportation - To be completed pending outcome of Transportation Background Study Update

Water and Wastewater – To be completed pending outcome of Water Waste Water Master Plan.

Greater Sudbury celebrates its cultural heritage resources. Cultural heritage assets identified in the Municipal Heritage Register are conserved, adaptively re-used and incorporated into new developments. The *Archaeological Management Plan* guides development in and around known archaeological sites in our community.

Good urban design is part of the language of city building. A renewed emphasis on good urban design improves the quality and character of our communities, neighborhoods and sites. The *Urban Design Guidelines* are used to create strong

relationships between the built form and public realm ensuring safety and accessibility, winter livability, energy efficiency and climate change resiliency.

Greater Sudbury is a healthy and sustainable community which recognizes that the quality of life of our citizens is directly related to environmental, economic and social determinants. Land use choices ensure that the natural and built environment support an excellent quality of life for and health of residents. Greater Sudbury is a child-friendly city. Children are educated, live and work here.

1.5 STRUCTURE

The Official Plan consists of the following parts:

Part I: Basis of the Official Plan

The general foundation of Official Plan policies presented as a series of vision statements and principles reflective of our community vision, as well as a description of the City's unique planning context.

Part II: Managing Growth and Change

Objectives and policies for the urban structure and land use designations including *Living Areas*, *Employment Areas*, *Rural Areas*, *Local Food Systems*, and *Parks and Open Space*. Policies have been developed with an emphasis on effectively managing growth and change.

Part III: Protecting the Natural Environment

Water Resources and *Natural Environment* policies aimed at promoting the sustainability of our natural environment. *Protecting Public Health and Safety* addresses various naturally occurring and human-made conditions that can result in risks to human health and safety.

Part IV: Investing in Infrastructure

Policies and programs for the efficient use and development of the infrastructure network, including *Transportation* and *Utilities*. The Official Plan and related background studies provide a rational framework for making strategic investments decisions.

Part V: Developing Quality of Place

To enhance quality of place, this Plan calls for a renewed emphasis on *Heritage Resources* and *Urban Design* including the integration of the City's natural beauty and ecology into the urban landscape. *Community Improvement Plans* are another tool that will be utilized to improve specific areas of the City.

Part VI: Healthy People, Healthy Places

The Healthy Community approach is rooted in the belief that social, environmental and economic factors are important determinants of our health. *Economic Development* initiatives and adequate access to *Housing* are identified as the necessary foundation to help us achieve Healthy Community objectives.

Part VII: Development Review and Implementation

In order to successfully implement the policies and programs of this Plan, various principles and policies related to *Finance* are established. Drawing from the legislative framework that governs municipalities in Ontario, various planning tools for implementing the policies and programs of this Plan are set out in the chapter on *Implementation*.

Part VIII: Site and Area Specific Policies and Schedules

Certain areas within the City are subject to policies being carried forward from previous planning initiatives and are addressed as *Site and Area Specific Policies*. A number of *Schedules* illustrate the land use designations contained in this Official Plan, as well as various constraints related to natural heritage features, resource uses, and hazard lands.

Part II: Managing Growth and Change

How we manage future growth and change matters. The land use planning decisions that we make today will affect what our community will look like and how it will feel far into the future. These decisions will shape future quality of place and life, influence economic competitiveness and employment and population growth, and have a bearing on the type and quality of infrastructure and public service facilities that are provided, the costs we pay and our health.

As a global centre of mining and regional service and administrative centre in northeastern Ontario, Greater Sudbury is expected to see modest future growth. The aging of the population and retirement of the baby boomers, coupled with increased retention and net migration of working age individuals, as well as ongoing economic development efforts, are expected to sustain this growth. Between 2011 and 2036, Greater Sudbury is expected to grow by up to 8,600 jobs, 20,000 people and 13,000 households.

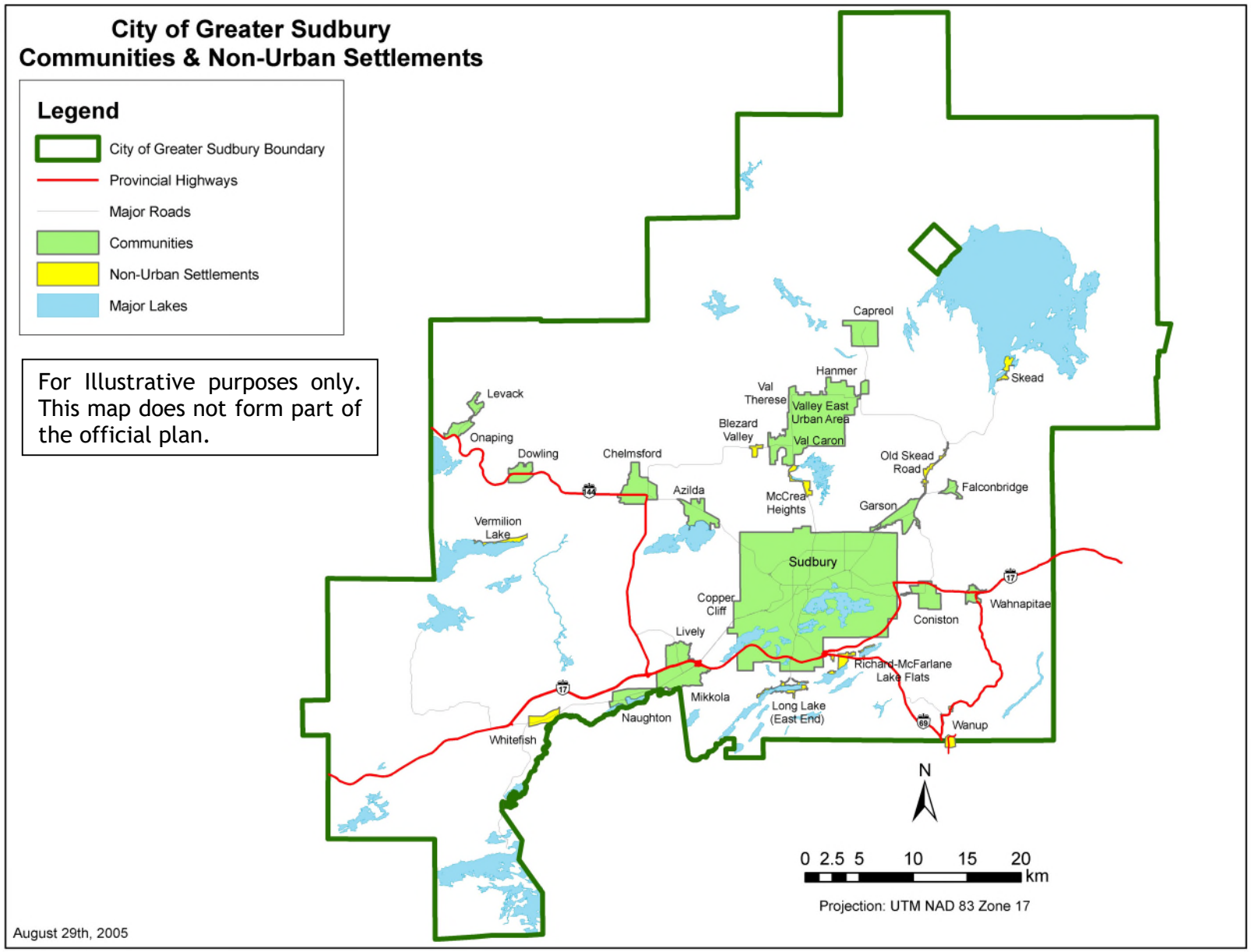
Looking ahead, the key will be to direct this growth to reinforce the existing urban structure and improve the efficiency of the urban form, as well infrastructure and service provision. Also key will be to continue to allow a range of residential living opportunities to meet housing needs, provide a platform for future economic growth, including a revitalized *Downtown*, supporting appropriate rural development, fostering a more sustainable food system and preserving and enhancing our parks and open space system.

2.0 Urban Structure

The City of Greater Sudbury possesses a unique urban structure comprised of a variety of urban, rural and natural environments. The largest municipality in Ontario based on total area, the amalgamated City accommodates a wide range of land uses and living areas spread over 3,627 sq. km.

Traditionally viewed as a resource community, Greater Sudbury contains one of the largest mining industrial complexes in the world. A variety of metal commodities, notably nickel and copper, are extracted and processed at major operations located throughout the City. While the minerals sector continues to play a dominant role locally as our primary industrial activity, efforts to diversify the local economy have led to the expansion of education, health care, government, business, retail, and tourism services. The shift towards a service-based economy is reflected by the City's changing workforce profile - more than 80% of Greater Sudbury's labour force now work in the services-producing sector.

Greater Sudbury is strongly identifiable by its physical geography, offering a diverse mix of urban, rural and wilderness landscapes. Natural areas are abundant. Greater Sudbury also has extensive water resources, with 330 lakes more than 10 hectares in size within its municipal boundaries. The agricultural sector has provided food for local consumption for over 100 years, and will play an important role in the development of an environmental services sector.


City of Greater Sudbury
Communities & Non-Urban Settlements
Legend
City of Greater Sudbury Boundary
Provincial Highways
Major Roads
Communities
Non-Urban Settlements
Major Lakes
For Illustrative purposes only. This map does not form part of the official plan.
Capreol
Skead
Hanmer
Val Therese
Valley East Urban Area
Val Caron
Blezard Valley
Levack
Onaping
Dowling
Chelmsford
Azilda
Old Skead Road
Falconbridge
McCrea Heights
Garson
Vermilion Lake
Sudbury
Copper Cliff
Lively
Coniston
Wahnapitae
Richard-McFarlane Lake Flats
Mikkola
Long Lake (East End)
Naughton
Whitefish
Wanup
N
0 2.5 5 10 15 20
km
Projection: UTM NAD 83 Zone 17
August 29th, 2005

2.1 PATTERN OF DEVELOPMENT

The existing urban structure is a result of our geography and the historical development of industrial uses. Many settlements were established as company towns linked to specific industrial activities, such as mining and rail transportation. Other settlements originated as agricultural service centres that further expanded in a dispersed nature along major roads. Over time, these communities and settlements have developed their own unique character and function.

Over half of the total population of Greater Sudbury resides in the former City of Sudbury. The former City of Sudbury, as the location of three quarters of the jobs in the Greater City, is the main employment centre.

The former City of Sudbury has also been the location of most growth. Over the period 1971 – 2011, 52% of approximately 24,000 new residential units were created in areas within the former City of Sudbury. Valley East absorbed the second highest proportion of new housing, at 20% of total units, followed by Rayside-Balfour (10% of total units), Nickel Centre (8% of total units),Walden (6% of total units) and Capreol and Onaping Falls (each at 1% of total units).

2.2 DEFINING THE URBAN STRUCTURE

The *Regional Official Plan* (1978) established a hierarchy of settlements that was largely based on population distribution and urban form. Consistent with its central city role, the former City of Sudbury was designated as the regional centre. A growth centre in each area municipality was also identified, acknowledging the autonomy and growth potential of the former cities and towns which comprised the Regional Municipality of Sudbury.

The *Official Plan of the City of Greater Sudbury* adopts an alternative approach to defining the urban structure, with the assignation of settlements essentially tied to the level of municipal services available. It also considers prevailing built form, impacts on the natural environment, and the defining character of the settlement. This approach reflects a number of new realities facing the City, including a requirement for increased residential intensification, the need to provide municipal services in an efficient and responsible manner, and the necessity of promoting sound environmental planning policies consistent with local and provincial objectives. The urban structure is thus defined as containing three forms of settlement: Communities, Non-Urban Settlements, and Rural and Waterfront Areas.

2.2.1 Communities

Most people in Greater Sudbury live and work in Communities. Fully serviced by municipal sewer and water, Communities are seen as the primary focus of residential development and will absorb most of our projected growth. Communities also encompass the majority of our designated Employment Areas. A variety of housing forms are permitted in Communities.

Due to its concentration of employment and high-order service activity, the community of Sudbury is the regional service centre for both the City and Northeastern Ontario. *Sudbury* contains all major commercial nodes, including the *Downtown, Secondary Community Nodes, Regional Corridors* and the three *Regional Centres,* as well as major educational, research and health facilities. Higher density residential uses are also concentrated in Sudbury, including more than three-quarters of the total rental housing stock.

Smaller in population and total area, the remaining Communities are fully serviced urban areas that offer a mix of employment and residential uses. The predominant housing form is low and medium density in nature. *Town Centres* in these Communities provide mostly local services to surrounding residential neighbourhoods and rural areas. Communities include the following areas:

Sudbury
Capreol
Dowling
Lively – Mikkola – Naughton
Coniston
Falconbridge
Onaping
Azilda
Chelmsford
Garson
Valley East Urban Area
Copper Cliff
Levack
Wahnapitae

2.2.2 Non-Urban Settlements

Non-Urban Settlements encompass less intensive land uses and are primarily residential in nature. Identifiable by place name, these areas form clustered settlements that in some cases predate the City itself. Some Non-Urban Settlements may have small pockets of urbanized development, but most are rural in nature with few services available. While some areas are partially serviced by municipal water, most households rely on private sewer and water systems. There is no intention to expand services to these areas. Unlike Communities, Non-Urban Settlements do not have *Town Centres*.

Non-Urban Settlements include the following areas:

Blezard Valley
McCrea Heights/Guilletville
Skead – Old Skead Road
Wanup
Long Lake (East End)
Richard-McFarlane Lake Flats
Vermilion Lake
Whitefish

2.2.3 Rural and Waterfront Areas

Rural and Waterfront Areas form a type of dispersed settlement pattern that characterizes residential development in rural areas, particularly in northern Ontario. Located outside of urban boundaries, these areas typically take the form of rural strip development along municipal roads, as well as permanent and seasonal waterfront residences on non-urban lakes. Some rural strip development is partially serviced by municipal water, but most areas are not connected to municipal sewer and water services. Similar to Non-Urban Settlements, there is no intention to expand services to these areas.

2.3 REINFORCING THE URBAN STRUCTURE

The City of Greater Sudbury's two-part growth management framework has successfully directed the majority of growth to settlement areas, while allowing appropriate residential living opportunities outside of the settlement area. Historically, approximately 80 percent of all new residential lots have been created in settlement areas, while 20 percent have been created outside the settlement area.

Despite this success, the City of Greater Sudbury remains a geographically large municipality with low population densities and extensive infrastructure assets and public services. Together, these factors challenge the efficient and effective delivery and use of infrastructure and services.

Looking ahead, the city's population, households and employment is expected to grow modestly in the next 20 years. This growth must continue to be directed to reinforce the urban structure, capitalize on existing investments, make the most efficient use of existing infrastructure and public service facilities, protect our rural and agricultural assets and preserve our natural features and areas. Reinforcing the urban structure will have other benefits including the creation of a more energy efficient land use pattern and climate change mitigation. This can be achieved through formal growth management policies.

2.3.1 Objectives

It is the objective of the Reinforcing the Urban Structure policies to provide a growth management policy framework that:

a. provides an adequate land supply to meet long term needs;
b. establishes and maintains an urban growth boundary;
c. directs the majority of future growth and development to the settlement area;
d. encourages a mix of uses within the settlement area;
e. establishes and maintains a built boundary;
f. encourages context sensitive intensification and development within the built boundary; and,
g. identifies strategic core areas, and nodes and corridors that will be the focus of more intensive forms of mixed use development, active transportation and transit supportive development.

2.3.2 The Settlement Area

The City of Greater Sudbury's land supply consists of land at different stages in the land use planning cycle. This supply is designed to accommodate an appropriate range and mix of employment opportunities, housing and other land use needs in the short, medium and long term. The City's existing supply of land is more than adequate to meet these needs.

The City's settlement area includes built up areas where development is concentrated and have a mix of land uses, as well as lands that are designated for development in the long term. The Settlement Area and Built Boundary are shown on Schedule 3, Settlement Area and Built Boundary.

The City's settlement area also includes Strategic Core Areas, which consist of the *Downtown*, the *Town Centres*, the *Regional Centres*, and the major public institutions listed in Section 4.4. of the official plan. Policies related to strategic core areas are outlined in their respective sections.

Policies

1. Future growth and development will be focused in the *Settlement Area* through intensification, redevelopment and, if necessary, development in designated growth areas.

2. *Settlement Area* land use patterns will be based on densities and land uses that make the most efficient use of land, resources, infrastructure and public service facilities, minimize negative impacts on air quality and climate change, promote energy efficiency and support public transit, active transportation and the efficient movement of goods.

3. Intensification and development within the *Built Boundary* is encouraged in accordance with the policies of this Plan. Development outside of the *Built Boundary* may be considered in accordance with the policies of this Plan.

4. The *Settlement Area* is more than adequate to meet short, medium and long term land needs. No Official Plan amendments for the expansion of areas designated *Living Area I* will be considered until a comprehensive review is undertaken.

Programs

1. The City will monitor and report on development and intensification trends in the *Built Boundary* and *Settlement Area* on an annual basis.

2.3.3 Intensification

Intensification, that is the development of a property, site or area at a higher density than currently exists through redevelopment, the development of vacant or underutilized lots, infill and the expansion or conversion of existing buildings will continue to occur across the city.

Intensification is essential to completing our communities, making the most efficient use of land, resources, infrastructure and public service facilities, minimizing negative impacts on air quality and climate change, promoting energy efficiency and supporting public transit, active transportation and the efficient movement of goods.

The rate and nature of intensification and associated change is not expected to be uniform across the city. Some areas, like the *Downtown*, *Regional Centres* and Secondary Community Nodes will see higher rates of intensification and change. Other areas, like the *Town Centres* and *Mixed Use Commercial* corridors will see intensification and change. Established *Living Areas* will remain stable, but not static.

The key is to ensure that intensification is context sensitive. It must be compatible with and reinforce the existing and planned character of an area. This can be accomplished through good urban design. *Urban Design* policies are outlined in Chapter 14.0.

Policies

1. All forms of intensification are encouraged in accordance with the policies of this Plan.

2. The City will aim to accommodate 20 percent of future residential growth and development through intensification within the *Built Boundary*.

3. Large scale intensification and development is permitted in strategic core areas such as the *Downtown*, *Regional Centres* and major public institutions, in accordance with the policies of this Plan.

4. Medium scale intensification and development is permitted in *Town Centres, Secondary Community Nodes, Regional Corridors* and *Mixed Use Commercial* corridors, in accordance with the policies of this Plan.

5. Intensification and development is permitted in established *Living Area I* lands, in accordance with the policies of this Plan.

6. Intensification will be encouraged on sites that are no longer viable for the purpose for which they were intended such as former commercial, industrial and institutional sites. It will also be encouraged where the present use is maintained but the addition of residential uses can be added in a complementary manner.

7. Intensification will be encouraged on sites with suitable existing or planned infrastructure and public service facilities.

8. Intensification will be compatible with the existing and planned character of an area in terms of the size and shape of the lot, as well as the siting, coverage, massing, height, traffic, parking, servicing, landscaping and amenity areas of the proposal.

9. The following criteria, amongst other matters, may be used to evaluate applications for intensification:

    a. the suitability of the site in terms of size and shape of the lot, soil conditions, topography and drainage;
    b. the compatibility proposed development on the existing and planned character of the area;
    c. the provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;
    d. the availability of existing and planned infrastructure and public service facilities;
    e. the provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;
    f. the impact of traffic generated by the proposed development on the road network and surrounding land uses;

g. the availability of existing or planned, or potential to enhance, public transit and active transportation infrastructure;
h. the level of sun-shadowing and wind impact on the surrounding public realm;
i. impacts of the proposed development of surrounding natural features and areas and cultural heritage resources;
j. the relationship between the proposed development and any natural or man-made hazards; and,
k. the provision of any facilities, services and matters if the application is made pursuant to Section 37 of the *Planning Act*.

Where applicable, applications for intensification of difficult sites may be subject to Section 19.7.

10. Residential intensification proposals will be assessed so that the concerns of the community and the need to provide opportunities for residential intensification are balanced.

Programs

1. The City will monitor progress towards the residential intensification target outlined in this Plan. The City will review and, if necessary, adjust its policies and programs, including amending this Plan, to ensure that continued progress towards this target is made.
2. The City will maintain an inventory of vacant sites suitable for infilling and other forms of intensification.
3. The City will develop a *Nodes and Corridor Strategy* to guide and stimulate the long term intensification of strategic core areas (e.g. *Downtown*, *Regional Centres* and major public institutions and medium change areas (e.g. Secondary Community Nodes, Regional Corridors, *Town Centres* and *Mixed Use Commercial* corridors).
4. The City will disseminate information on methods of residential intensification and alternative forms of development to local developers, builders and residents.

2.3.4 Guest Rooms

Guest rooms that provide temporary accommodation support small scale intensification and affordability.

Policies

1. Accessory guest room accommodation for up to two persons is permitted in any dwelling unit.
2. The Zoning By-law will establish standards for accessory guest room accommodations.

2.3.5 Garden Suites

Garden suites are small, self-contained independent living units that are designed for persons who require some level of support. Garden suites support small scale intensification and meet affordable housing needs.

Policies:

1. Subject to rezoning under the provisions of a Temporary Use By-law in Section 19.5.3, Garden Suites are permitted in all *Living Area* designations in accordance with the following conditions:
   a. a Single Garden Suite is allowed as an accessory unit on a lot with only one existing dwelling unit;
   b. services will be connected to the service lines of the host dwelling unit to City specifications;
   c. a Garden Suite can be integrated with the prevailing character of the surrounding area, and will be removed at no expense to the City at the termination of its use; and,
   d. an agreement may be required between the application and the City dealing with such conditions as the installation, location, maintenance, occupancy and removal of the structure.

   Mobile homes are not permitted as Garden Suites.

2.3.6 Community Hubs

The City will encourage the co-location of public service facilities in community hubs, where appropriate, to promote cost effectiveness and facilitate service integration, access to transit and active transportation.

3.0 Living Areas

The City of Greater Sudbury has many Communities and Non-Urban Settlements that have over time developed their own unique character, built form and quality of life. It is the intent of this Plan to protect these special qualities and to establish policies for *Living Areas* that are compatible with the predominant pattern of development and our overall community vision. *Living Areas* are shown on *Schedules 1a, 1b and 1c, Land Use Map*.

The City offers many different forms of *Living Areas*, including traditional inner city neighbourhoods with a distinct urban flavour, mixed use corridors linked to busy Arterial Roads, typical suburban development with easy access to *Centres*, rural properties noted for their open space, and desirable waterfront homes found in both urban and rural locales.

The *Living Areas* designated by this Plan are primarily intended for housing and related uses that are seen as compatible with residential neighbourhoods. These designations will continue to provide for a variety of housing forms and densities at various locations across the City and will accommodate anticipated residential growth over the twenty-year planning period.

3.1 OBJECTIVES

It is the objective of the *Living Area* policies to:

a. meet Greater Sudbury's housing needs, including the special needs of the elderly, handicapped, low-income individuals and families, and students, by encouraging the provision of an adequate supply of affordable, ownership, rental, and special needs housing in *Living Areas*;

b. encourage the development of a mix of residential uses;

c. achieve stability in the City's housing market by ensuring that a sufficient supply of designated and serviceable residential land is available to meet existing and future needs;

d. ensure that Communities and Non-Urban Settlements permit a variety of complementary and compatible land uses, including community facilities, small-scale commercial uses and open space areas;

e. focus residential development in areas that have sufficient infrastructure and public service capacity;

f. promote good community design that provides a balance between the natural environment and urban development; and,

g. ensure that any expansion of development outside of urban boundaries is properly managed from an environmental and servicing standpoint.

3.2 LIVING AREA DESIGNATIONS

Two *Living Area* designations are established based upon the City's existing *Urban Structure* (see Chapter 2.0). The designations are essentially linked to the level of municipal services available:

Living Area I - Communities

Living Area I includes residential areas located in urbanized Communities that are fully serviced by municipal water and sewer. Given the desire to utilize existing sewer and water capacity and reduce the impacts of unserviced rural development, Areas designated *Living Area I* in Communities are seen as the primary focus of residential development.

Living Area II – Non-Urban Settlements

Living Area II is comprised of several residential clusters in non-urban areas that evolved based on the City's historical pattern of settlement. While some of these Non-Urban Settlements are partially serviced by municipal water, most households rely on private systems. There is no intention to expand services to these areas.

Policies for residential uses in Rural and Waterfront Areas are covered in *Chapter 5.0: Rural Areas*.

General Policies for Living Areas

1. Low density housing is permitted in all *Living Area* designations. Consistent with the prevailing built form, only single detached dwellings are allowed in *Living Area II*.

2. Medium density housing is permitted in all *Living Area I* designations where full municipal services are available.

3. New residential development must be compatible with the existing physical character of established neighbourhoods, with consideration given to the size and configuration of lots, predominant built form, building setbacks, building heights and other provisions applied to nearby properties under the Zoning By-law.

4. *Parks and Open Space* and private home daycare are permitted in all *Living Area* designations.

5. Bed and breakfast establishments with up to two (2) accessory guest units per single detached dwelling are permitted in all *Living Areas*. Bed and breakfast establishments larger than two (2) units will require a rezoning and are subject to criteria described above in Policy 3 to ensure compatibility with existing neighbourhoods.

6. Elementary schools, libraries, places of worship, day nurseries, retirement homes and other neighbourhood-based institutions form an integral part of community life. Local institutional uses that are compatible with the residential function of neighbourhoods are allowed in all *Living Area* designations subject to rezoning. Existing local institutional uses will be recognized in the Zoning By-law.

7. Home Occupations and home industries are permitted in all *Living Areas*, provided that the occupation is secondary to the main residential use and does not change the residential character of the property or neighbourhood. The implementing by-law may place limits on the size, location, and proportion of the property and building used as a home occupation and home industry, among other matters.

8. Group homes that house not more than ten (10) persons living under responsible supervision are permitted in single detached dwellings in all *Living Area* designations. Larger group homes or homes of a correctional nature are considered to be institutions, and the policies of Section 4.4 apply.

9. Small-scale commercial uses that are intended to serve the convenience needs of local residents are permitted in all *Living Areas* by rezoning. Such uses are intended to be isolated rather than forming a group or cluster that could potentially change the residential character of an area. These uses are limited to a maximum of 300 m2 of floor space per location. Zoning applications for local commercial uses will be reviewed on the basis of general conformity with the following policies:

    a. access to and traffic generated by the site will not create adverse traffic problems on surrounding roads;

    b. lighting and signage are located so as not to create any adverse visual impact on the surrounding residences;

    c. the use will provide landscaping and buffering in a manner that is in harmony with adjoining and nearby residential properties; and,

    d. the proposed small-scale commercial use must form a good fit with the existing neighbourhood fabric.

10. Lot creation in *Living Areas* is permitted in accordance with minimum lot sizes set out in the Zoning By-law.

11. Waterfront development in *Living Areas* must also comply with the policies of Section 8.4.

12. Community hubs that encourage the co-location of public service facilities as well as promote cost effectiveness and facilitate service integration, access to transit and active transportation.

3.2.1 Living Area I - Communities

Communities will absorb the majority of new residential development over the plan period. The *Living Area I* designation has two density levels that will be recognized in the implementing Zoning By-law: low and medium density residential.

Policies

1. Low density development permits single detached dwellings, semi-detached dwellings, duplexes and townhouses generally up to a net density of 36 units per hectare. In order to maintain existing neighbourhood character, the Zoning By-law may establish lower densities in certain areas of the City.

2. In medium density developments, all low density housing forms are permitted, including small apartment buildings no more than five storeys in height generally up to a net density of 90 units per hectare.

3. Medium density housing should be located on sites in close proximity to Arterial Roads, public transit, main employment and commercial areas, open space areas, and community/recreational services.

4. Medium density housing are to be located in areas with adequate servicing capacity and a road system that can accommodate growth. Sites should be of a suitable size to provide adequate landscaping and amenity features.

5. Developments of 10 or fewer dwelling units are not to be considered in the calculation of density requirements outlined in this section.

6. In considering applications to rezone land in *Living Area I*, Council will ensure amongst other matters that:

    a. the site is suitable in terms of size and shape to accommodate the proposed density and building form;

    b. the proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, and the location of parking and amenity areas;

c. adequate on-site parking, lighting, landscaping and amenity areas are provided; and,

d. the impact of traffic on local streets is minimal.

Applications for intensification in established *Living Area I* lands are also subject to Section 2.3.3.

7. The historic pattern of residential development around the Downtown and older sections of the community of Sudbury will be recognized in the Zoning By-law. These areas are characterized by a mixture of dwelling types on small lots, often with limited parking. The Zoning By-law permits infilling and redevelopment of these areas that are compatible with the existing character of the neighborhood, subject to Section 2.3.3 of this Plan. On lots where not more than 4 Dwelling Units are permitted in the Zoning By-law, more units and/or alternative development standards may be considered to achieve the goals of this Plan.

3.2.2 Living Area I – Phasing Policies

In order to promote the efficient use of land and achieve the desired land use pattern, phasing policies are established to guide new development in designated growth areas. Within areas designated *Living Area I*, emphasis will be given to intensification, redevelopment and infill opportunities.

1. New development in *Living Area I* will occur adjacent to existing built-up urban areas. Emphasis will be placed on achieving a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

2. Where expansion onto vacant undeveloped lands is proposed, the following phasing policies will be considered at the time of application review:

   a. the intensification target identified in Section 2.3.3 is being achieved;

   b. the proposed development represents a contiguous expansion within the *Living Area I* designation;

c. the proposed development represents a logical utilization of existing infrastructure and public service facilities;

d. the proposed development completes or rounds out existing neighbourhood plans with respect to infrastructure matters such as road connections and waterline looping, and public service facilities such as schools and recreation facilities; and,

e. the area is experiencing growth pressure as evidenced by adjoining development, and the available supply of lots/units in existing registered and draft approved plans of subdivision/condominium.

3.2.3 Living Area II – Non-Urban Settlements

Living Area II encompasses Non-Urban Settlements, a form of clustered settlement that is tied to the historical development of the region. While some Non-Urban Settlements are partially serviced by municipal water, most households rely on private systems. As such, there are restrictions on the types of residential development permitted in these areas.

1. A single detached dwelling is the only housing type permitted in *Living Area II*.

2. Densities for *Living Area II* will be set out in the Zoning By-law based on the service levels currently available in Non-Urban Settlements.

3. It is not the intent of the City to provide or extend municipal sewer and/or water services to areas serviced by private systems or partially serviced areas in *Living Area II* beyond the level of services that these areas currently receive.

4. Non-Urban Settlements are designated to recognize historical development patterns in the City. There is no intention to extend these boundaries or designate additional Non-Urban Settlements.

5. Given the rural nature of Non-Urban Settlements, only infilling and minor rounding out of existing development may be permitted in *Living Area II*. For those areas that are partially serviced, site conditions must be suitable for the

long term provision of such services with no negative impacts in accordance with Section 12.2.

4.0 Employment Areas

Diversification forms the foundation of the City's approach to economic development, and it remains essential to our future growth prospects. While mining continues to function as our core economic activity and primary export generator, Greater Sudbury has diversified over the last three decades to evolve as a regional centre of education, health care, government, business, retail, and tourism services. The establishment of several important advanced institutions and research facilities, combined with the City's growth as a retail and tourism destination, has contributed to a local economy now focused on a full range of services production.

The evolution of the service economy has also impacted the mining sector. The maturation of the mineral extraction industry, combined with entrepreneurism, technological advancement, and locally-based education and research, has led to the creation of a robust mining services sector that supports the existing mining complex and presents excellent opportunities for the development of tradable exports. To bolster our position as a leader in the mining industry, this Plan will protect the use of natural resources and provide for future resource development, while accommodating economic activities related to the provision of products and services to the global mining sector.

Employment Area designations acknowledge Greater Sudbury's changing economy and labour force, and are intended to help implement the City's long-term strategic planning goals. These designations encompass lands where people presently work and lands where employment opportunities will be provided in the future. *Employment Area* designations are shown on *Schedules 1a, 1b and 1c, Land Use Map* and can be grouped into four broad categories:

Commercial: To service Greater Sudbury's broad market base and high-order service activities, three types of *Centres* are established in this Plan including *Downtown*, *Regional Centres*, and *Town Centres*. Secondary Community Nodes, Regional Corridors, and *Mixed Use Commercial* allows a balance of mixed uses including commercial,

general industrial, institutional, residential, and parks and open space. *Resort and Shoreline Commercial Uses* are addressed in Section 5.2.6.

Institutional: The important contribution of the City's institutions and their role in community-based initiatives is acknowledged by creating an *Institutional Areas* designation within the hierarchy of Employment Area land uses. In order to harness the potential of the institutional sector in the form of research and product development, *Institutional Areas* that form a concentration of advanced Education, Health & Research activity are identified. Certain compatible uses are permitted in order to facilitate economic development initiatives linked to our post-secondary institutions, hospitals and research facilities.

Industrial: Two broad industrial designations, *General Industrial* and *Heavy Industrial*, are established to support economic activity in the industrial sector. *General Industrial* includes activities such as manufacturing and processing facilities, while the *Heavy Industrial* designation encompasses core infrastructure needs such as water and wastewater treatment plants and landfill sites.

~~***Mining and Aggregate:**~~ Reflecting the importance of natural resources to the local economy, separate land use designations are created for the extraction and processing of mineral and aggregate resources. The Plan designates areas to be included as part of the *Mining/Mineral Reserve* and *Aggregate Reserve*. Due to the extensive geographical nature of these designations, the Mining/Mineral Reserve and the Aggregate Reserve are not included as Employment Areas for the purposes of calculating the protection of a 20 year supply of employment areas as required by the Provincial Policy Statement.* (2019 MMAH Mod # 11)

4.1 OBJECTIVES

It is the objective of the Employment Area policies to:

a. ensure that an adequate supply and variety of serviced employment land exists throughout Greater Sudbury in accordance with the settlement pattern, allowing for the expansion and diversification of the employment base;

b. ensure that a broad range of commercial opportunities are provided for residents, employees and tourists;

c. promote the intensification and revitalization of commercial, industrial and institutional areas;

d. ensure adequate institutional facilities, such as educational, health care and social service facilities and services, are provided at suitable locations to meet the evolving needs of residents of all ages and physical capabilities in the City;

e. promote the development of the *Downtown* as an employment and business centre for the City;

f. ensure that existing industrial lands are used efficiently and promote the development and redevelopment of existing, underutilized, or unused sites;

g. promote environmentally sound industrial practices and mitigate conflicts with sensitive uses;

h. ensure that new developments do not preclude future extraction of known or potential mineral or aggregate deposits;

i. ensure that mining and aggregate operations are located, designed and developed so as to minimize impacts upon the social and natural environment; and,

j. embrace new technologies to harness emerging areas of growth.

k. encourage the co-location of public service facilities in community hubs, where appropriate, to promote cost effectiveness and facilitate service integration, access to transit and active transportation.

4.2 CENTRES

Centres essentially form nodes of retail, tourism, business, education and government services. Depending on their location, character and function, *Centres* may service a large regional market, or a smaller local neighbourhood. It is the intent of this Plan to provide sufficient lands in appropriate locations to ensure that all consumer and service needs can be addressed by the market.

Policie

1. High density housing is permitted only in the community of *Sudbury* and as outlined in the policies of this Official Plan. All housing types, excluding single detached dwellings, are permitted in the high-density residential areas generally up to a net density of 150 units per hectare. Densities in the *Downtown* may exceed this maximum, as set out in the Zoning By-law.

4.2.1 Downtown

Downtown encompasses a 92.5 hectare area as shown on *Schedules 1a and 1b, Land Use Map*. This area contains the Central Business District and the "shoulders" of the *Downtown*. The Central Business District, which is generally bounded by Ste. Anne Road, Paris Street, Elgin Street and Frood Road, is generally characterized by a mix of higher density land uses. The shoulders are generally characterized by mixed land uses in low and mid-rise buildings.

Downtown is the heart of Greater Sudbury and a strategic core area in northern Ontario. It forms the historic core of the amalgamated City, retaining its important function as a local and regional centre of government services, business services, retail, sport and entertainment uses, arts and culture, and community and institutional uses. The *Downtown* services a large catchment area that extends beyond Greater Sudbury. It is also a place where people live. Compact, walkable and transit-supportive, the *Downtown* possesses a distinct built form that sets it apart from other urban areas, offering unique opportunities to protect, develop and sustain its role as the vibrant hub of a dynamic city.

The City of Greater Sudbury and its partners have developed a new *Downtown Sudbury Master Plan* (the *Vision, Plan and Action Strategy*) for the *Downtown,* to guide revitalization by increasing the level of investment and activity, better connecting the *Downtown* into the surrounding urban fabric, rebalancing the *Downtown* street system and improving the *Downtown's* quality of place.

Policies

1. 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.

2. To encourage development in the Central Business District new development will be exempt from density and maximum height limits. However, taller buildings will be encouraged to locate along the periphery of the Central Business District consistent with the *Downtown Sudbury Master Plan* to protect the character of the historic core area and limit wind and shadow impacts. Development in the Central Business District will meet the minimum height limit established in the Zoning By-law. The Zoning By-law will establish minimum and maximum height limits for the shoulder areas of the Central Business District.

3. To encourage development in the Central Business District, new non-residential development will be exempt from parking. Parking will be required for residential uses in the Central Business District, except residential re-use projects in buildings that were originally constructed five or more years ago.

4. In order to encourage development in the *Downtown*, Council may:

   a. allow parking requirements to be satisfied through off-street municipal or privately owned communal parking areas located elsewhere in the *Downtown*; and,

   b. accept payment-in-lieu of parking where residential and non-residential development is in close proximity to and can be accommodated by a municipal or privately owned communal parking lot.

Programs

1. The City will continue to work with is partners to implement the *Downtown Sudbury Master Plan*, including the following projects:

    a. Laurentian Architecture Laurentienne;

    b. New Downtown Market

    c. The Elgin Greenway

    d. Franklin Carmichael Art Centre

    e. Place des Arts

    f. Inno-Tech Park

    g. Residential Incentives

    h. Multi-use Centre/Hotel/Parking Structure

    i. N'Swakamok Native Friendship Centre Expansion

    j. New Central Library

    k. Expanded Cambrian College Presence

    l. New Visitor Centre

    m. St. Anne Extension and College Underpass

    n. Civic Core Improvements

    o. Durham Shared Street

    p. Streetscaping

    q. Retail, Public Art and Heritage Strategies

2. The City may also work with its partners to pursue other projects that reinforce the *Downtown's* role as a local centre and a strategic core area in northeast Ontario.

3. The City may consider establishing maximum height limits in parts of the Central Business District to protect the character of the historic core.

4. The City will monitor and adjust, as appropriate, the *Downtown Sudbury Master Plan*.

4.2.1.1 Downtown Non-Residential Development

Attracting new non-residential uses such as office, retail, cultural uses and institutional uses is key to growing the level of activity in the *Downtown*. Office uses foster a strong business environment and provide a customer base for other uses. Retail uses and restaurants reinforce the *Downtown's* role as a destination for niche products and dining. Cultural and institutional uses augment the *Downtown's* role as an arts, culture, entertainment and event destination.

Policies

1. Non-residential development is a key priority for the *Downtown* as a means of stimulating increased investment and business activity and reinforcing the City's urban structure by achieving a more efficient pattern of development.

2. Significant new office developments will be encouraged to locate in the *Downtown*. Prestige office development will be encouraged along Paris Street, between Elm and Cedar Street.

3. New specialty based retailers that complement and reinforce the existing retail structure will be encouraged in the *Downtown*.

4. New destination attractions such as a new Multi-Use Facility, a new Hotel, the Franklin Carmichael Art Centre, Place des Arts, the Central Branch of the Greater Sudbury Public Library and additional postsecondary facilities will be encouraged in the *Downtown*.

Programs

1. The City will work with its partners to further plan and realize Inno-Tech Park on the lands generally bounded by Elm Street, the CP Rail Line and Rail Yards and Lorne Street. Council will encourage the protection of these lands for this purpose.

2. The City will work with its partners to develop the *Downtown* as a destination for hospitality, neighbourhood convenience and specialty shopping through projects such as marketing and a retail retention and recruitment strategy.

3. The City will work with its partners to develop the *Downtown* as a destination for arts, culture, entertainment and sporting events through projects such as Place des Arts, the N'Swakamok Native Friendship Centre Expansion, the Franklin Carmichael Art Centre, Market, new Visitor Centre and the new Central Library Branch.

4.2.1.2 Downtown Residential Development

Residential development in the *Downtown* is key to its future success and is consistent with residential intensification policies. In 2011, approximately 1,720 people lived in the *Downtown*. Increasing the number of people living *Downtown* will enhance the existing community dynamic and expand the residential constituency. A residential base also provides support for downtown businesses, acting as a stimulus for small business development.

Policies

1. Residential development is a key priority for the *Downtown* as a means of stimulating increased investment and business activity, reinforcing the City's urban structure and achieving more efficient pattern of development.

2. The City will aim to double the number of people living in *Downtown* during the lifetime of this Plan. The City may encourage additional residential growth and development through various means including, but not limited to, financial incentives.

3. All forms of residential development and residential intensification will be encouraged in the *Downtown*, provided adequate infrastructure and services are available. New development will respect the existing and planned context.

4. The conversion of vacant above-grade floor space to residential uses will be encouraged, where the building being converted was built prior to the year 2000.

Programs

1. The City will update the *Downtown Community Improvement Plan* to reflect the recommendations of the *Downtown Sudbury Master Plan*.

2. Amenities such as the Market, Sudbury Theatre Centre, Greater Sudbury Public Library, Sudbury Arena, and the Centre for Life contribute to the appeal of the *Downtown*. In order to make it more attractive as a place of residence, additional amenities necessary to enhance the livability of the *Downtown* will be identified.

3. Planning regulations will be reviewed to ensure that policies support the development of residential uses in the *Downtown*.

4. In order to enhance the feasibility of residential uses in the *Downtown*, other action programs may be pursued including the development of a profile of the residential target market, as well as a marketing plan to promote residential uses and *Downtown* living.

4.2.1.3 Downtown Urban Environment

The *Downtown* offers a unique urban environment that is characterized by its distinct built form, heritage resources, street configuration, pedestrian spaces, and linkages to neighbourhoods and amenities such as Bell Park. The *Downtown* plays a key role in defining the City's image and quality of place, perceptions that are essential to the success of a number of City initiatives.

Policies

1. 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.

2. High quality urban design in the *Downtown* will be promoted, compatible with the existing character and scale. A special focus on public spaces is intended,

utilizing such design elements as street trees, landscaping, street lighting and furnishings, public art, gateway entrances and playgrounds that are wheelchair and stroller accessible. Additional policies on *Urban Design* are found in Chapter 14.0.

3. Heritage buildings and structures in the *Downtown* will be protected, as supported by policies on *Heritage Resources* contained in Chapter 13.0.

4. 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.

Programs

1. The City will work with its partners to connect the *Downtown* with adjacent neighbourhoods through projects such as the Elgin Greenway, Larch Street Extension and Ste. Anne Road Extension.

2. The City will work with its partners to create a more flexible and balanced street network in the *Downtown* through projects such as the Ste. Anne Cycle Route and provision of additional cycling infrastructure.

3. The City will work with its partners to invest in the infrastructure necessary to support growth in the *Downtown* through projects such as structured parking facilities and, in the long term, examining the feasibility of relocating the Downtown transit terminal.

4. The City will work with its partners to further plan and realize the Durham Shared Street concept and, in the long term, to rebuild Elm Street, beautify Paris Street and calm Brady Street.

5. The City will work with its partners to create green destinations in the *Downtown* through projects such as the Elgin Greenway, Civic Core Improvements, and the Minto Civic Corridor.

6. The City will work with its partners to celebrate the “Sudbury Story” in the *Downtown* through projects such as public art strategy, a heritage strategy and by delineating the built form and extending the experience of the creek system.

7. The City will continue its program of streetscape improvements and work towards improving pedestrian linkages to surrounding urban amenities and *Living Areas*.

8. The innovative use of new environmental technologies will be promoted, including the development of green buildings, the utilization of alternative heating and cooling methods, and the re-invention of public spaces utilizing recent advancements in eco-sensitive design.

4.2.2 Regional Centres

Regional Centres are local and regional retail and tourism destinations and strategic core areas in northern Ontario. Three *Regional Centres* are designated based on the existing pattern of development as indicated on *Schedules 1a and 1b, Land Use Map*:

- Kingsway at Barry Downe Road / Second Avenue;
- Lasalle Boulevard at Barry Downe Road; and,
- Regent Street at Paris Street / Long Lake Road.

Traditionally linked to retail and business services, *Regional Centres* may include other uses such as medium and high density residential, as a means of utilizing existing infrastructure and achieving increased urban intensification. The intent of this Plan is to encourage planning for these areas to function as vibrant, bikeable, walkable, mixed use buildings and districts that can accommodate higher densities and provide a broader range of amenities accessible to residents and visitors.

Policies

1. Permitted uses in *Regional Centres* may include retail, service, residential generally up to a net density of 150 units per hectare, institutional, recreational, entertainment, office and community-oriented activities.

2. Regional Centres shall be planned to:

    i. Encourage a cycling and pedestrian friendly built form by locating commercial and other active non-residential uses at grade:

ii. Develop at transit-supportive densities;

iii. Provide for a mix of housing types, tenures and affordability;

iv. Be designed to implement appropriate transitions of density and uses to facilitate compatibility with surrounding existing lower-density neighbourhoods;

v. Include, where appropriate, open spaces that are either parks and/or plazas accessible to the public; and,

vi. Provide mobility choices and associated facilities to encourage alternate active transportation options."

3. Reductions in parking shall be considered in order to promote a greater mix of uses and a more compact, cycling and pedestrian-friendly built form;

4. *Regional Centres* may be appropriate locations for certain light industrial uses which are conducted entirely indoors provided that appropriate landscaping and buffering can be established to shield any adjacent sensitive uses. Outside storage is not permitted unless it is for the purpose of displaying goods for retail sale.

5. 5.When considering rezoning applications for new or expanded employment uses in *Regional Centres*, the City will have regard to the following criteria:

a. off-street parking can be adequately provided;

b. a traffic impact study may be required to identify any necessary improvements to upgrade the transportation network to ensure that traffic-carrying capacity of the road is not significantly affected;

c. no new access to Arterial Roads is permitted where alternate access is available. In general, entrances will be kept to a minimum and at locations with the least impact on traffic flow. The use of joint entrances will be encouraged;

d. pedestrian walkways will be included, with linkages to transit stops and other modes of active transportation including sidewalks and trails; and,

e. sewer and water services must be adequate for the site.

4.2.3 Secondary Community Node

Secondary Community Nodes meet a variety of needs and are intended to provide for a broad range and mix of uses in an area of transit-supportive densities. The Secondary Community Nodes are designated based on the role they play in the City's nodes and corridors strategy. In general, Secondary Community Nodes are nodes along the City's strategic corridors with a concentration of uses at a smaller scale than a Regional Centre. Given the function and high visibility of Secondary Community Nodes, special attention to urban design principles is essential. Siting buildings to create a sense of street enclosure, locating parking lots to the rear of buildings, screening aesthetically enhance the appearance of Secondary Community Nodes. In order to attract viable, high-quality development, emphasis will also be placed on creating a safe and attractive cycling and pedestrian environment, as well as convenient access to public transit and greenspace. Additional policies on Urban Design are found in Chapter 14.0

Policies

1. Secondary Community Nodes shall be located on primary transit corridors and shall be planned to promote a local identity and a sense of place unique to that node and its surrounding community.

2. Permitted uses in Secondary Community Nodes may include residential, retail, office, service, institutional, recreational, entertainment, parks and community-oriented activities.

3. The mixing of uses should be in the form of either mixed use buildings with ground oriented commercial and institutional uses and residential uses above the second storey, or a mix of uses and buildings on the same development site.

4. Secondary Community Nodes shall be planned to:

a. encourage a cycling and pedestrian-friendly built form by locating commercial and other active non-residential uses at grade;

b. be the focal point for expression of community heritage and character;

c. develop at transit-supportive densities;

d. provide residential development primarily in the form of medium and high density buildings generally up to a net density of 150 units per hectare, and discouraging single-detached dwellings;

e. provide for a mix of housing types, tenures and affordability;

f. included, where appropriate, open spaces that either parks and/or plazas accessible to the public;

g. implement appropriate transitions of density and uses to facilitate compatibility with surrounding existing lower-density neighbourhoods; and,

h. provide mobility choices and associated facilities to encourage active transportation options.

5. Reductions in parking shall be considered in order to promote a greater mix of uses and a more compact, cycling and pedestrian-friendly built form. The City may require a traffic impact study and/or a transportation demand management plan in support of the reduction in parking.

4.2.4 Regional Corridors

Regional Corridors are the primary arterial links connecting the City's Regional Centres and Secondary Community Nodes. They are a significant component of the nodes and corridors structure and provide additional opportunities for intensification. These corridors function as "main streets", each with unique characteristics and identities.

Given the function and high visibility of Regional Corridors, special attention to sound urban design principles is essential. Siting buildings to create a sense of street enclosure, locating parking lots to the rear of buildings, screening service entrances and garbage storage, and effective landscaping can aesthetically enhance the appearance

of Regional Corridors. In order to attract viable, high-quality development, emphasis will also be placed on creating a safe and attractive cycling and pedestrian environment, as well as convenient access to public transit and greenspace. Additional policies on Urban Design are found in Chapter 14.0.

Policies

1. Regional Corridors shall be located on primary transit corridors and shall be planned to promote a local identity and a sense of place unique to that node and its surrounding community.

2. Permitted uses in Regional Corridors may include medium and high density residential, retail, service, institutional, recreational, entertainment, parks, open spaces, office and community-oriented uses at transit supportive densities in compact, cycling and pedestrian-friendly built forms.

3. Regional Corridors shall be planned to:

    a. provide for a mix of housing types, tenures and affordability;

    b. encourage a cycling and pedestrian-friendly built form by locating commercial and other active non-residential uses at grade;

    c. provide residential development primarily in the form of medium and high density buildings generally up to a net density of 150 units per hectare and discouraging single detached dwellings:

    d. be designed to implement appropriate transitions of density and uses to facilitate compatibility with surrounding existing lower density neighbourhoods:

    e. develop at transit-supportive densities:

    f. function as they transit spines for the City while also facilitating other active modes of transportation; and,

    g. in order to minimize the disruption of traffic flow along arterial roads and promote better development, small lot rezoning will be discouraged and

land assembly for consolidated development will be promoted. Land assembly will reduce the need for additional driveways along arterials and can be used to promote a more consistent streetscape.

4. Reductions in parking shall be considered in order to promote a greater mix of uses and a more compact, cycling and pedestrian-friendly built form. The City may require a traffic impact study and/or a transportation demand management plan in support of the reduction in parking.

4.2.5 Town Centres

The City of Greater Sudbury is known for its diverse collection of Communities spread across a wide geographic area. Linked to the historical development of the region, each has developed a distinct character, providing a range of housing options for residents. The existing and historic commercial centres of Communities are thus recognized as *Town Centres*. These areas will provide for the development of commercial uses to service Communities and surrounding residential neighbourhoods and rural areas. *Town Centres* are shown on *Schedules 1a, 1b and 1c, Land Use Map*.

Policies

1. Town Centres will be planned to include a diverse mix of land uses, an appropriate range of housing types, high quality public spaces and the provision of easy access to stores, services and recreational opportunities. Town centres will be planned as high quality areas that support active transportation and transit as outlined in Sections 11.3.2 and 11.8, and *Chapter 14.0, Urban Design*.

2. Permitted uses in *Town Centres* may include retail, offices, institutional and other related community services and activities, with the exception of the Valley East Town Centre which is addressed in Section 21.3.2.

3. Medium density residential uses building may be permitted, generally up to 90 units per hectare subject to servicing capacity.

4. When considering rezoning applications for new or expanded uses in *Town Centres*, the City will ensure that the proposed use preserves the character of the area and is harmonious with adjacent uses and their buildings. The City will also have regard to parking requirements if applicable, traffic impacts and road access. Sewer and water services must be adequate for the site.

5. *Town Centres* may also be appropriate locations for light industrial uses. Outside storage for the display and sale of goods is permitted. Proper landscaping and buffering must also be established for light industrial uses.

6. Parking requirements for new development in *Town Centres* may be reduced where off-street municipal or privately owned communal parking facilities already exist and can accommodate additional automobiles.

4.3 MIXED USE COMMERCIAL

Some areas of Greater Sudbury have been developed with a mix of land uses. Although there are some exceptions, these uses are generally concentrated along certain stretches of Arterial Roads. These areas meet a variety of needs. They also support and, in some instances, connect strategic core areas. *Designated as Mixed Use Commercial and complementary to the Secondary Community Nodes and Regional Corridors designations and shown on Schedules 1a, 1b and 1c, Land Use Map, it is the intent of this Plan to recognize the development potential of these areas by permitting a balance of mixed uses including commercial, institutional, residential, and parks and open space through the rezoning process.* General industrial uses may also be permitted subject to their compatibility with surrounding uses and their overall visual impact on mixed use corridors (see *Chapter 14.0, Urban Design*). It is also the intent of this Plan to encourage these areas to support active transportation and transit.

Similar to the Secondary Community Nodes and Regional Corridors designations and given the function and high visibility of *Mixed Use Commercial* areas, special attention to sound urban design principles is essential. Siting buildings to create a sense of street enclosure, locating parking lots to the rear of buildings, screening service entrances and garbage storage, and effective landscaping can aesthetically enhance the appearance of mixed use corridors. In order to attract viable, high quality development, emphasis will also be placed on creating a safe and attractive cycling and pedestrian environment, as well as convenient access to public transit and greenspace. Additional policies on *Urban Design* are found in Chapter 14.0.

Policies

1. All uses permitted by the Plan except Heavy Industrial may be accommodated in the Mixed Use Commercial designation through the rezoning process. Uses permitted in the Mixed Use Corridor designation shall provide for a broad range of uses that serve the needs of the surrounding neighbourhoods: and,

2. Where appropriate, the mixing of residential and non-residential uses on a single site is encouraged. Mixed uses should be in a form of mixed-use buildings with ground-oriented commercial and institutional uses and residential uses above the second story.

3. In order to minimize the disruption of traffic flow along Arterial Roads and promote better development, small lot rezoning will be discouraged and land assembly for consolidated development will be promoted.

4. Subject to rezoning, new development may be permitted provided that:

   a. sewer and water capacities are adequate for the site;

   b. parking can be adequately provided;

   c. no new access to Arterial Roads will be permitted where reasonable alternate access is available;

   d. the traffic carrying capacity of the Arterial Road is not significantly affected;

   e. traffic improvements, such as turning lanes, where required for a new development, will be provided by the proponent;

   f. landscaping along the entire length of road frontages and buffering between non-residential and residential uses will be provided; and,

   g. the proposal meets the policies of Sections 11.3.2 and 11.8, and *Chapter 14.0, Urban Design*.

4.4 INSTITUTIONAL AREAS

Greater Sudbury has various institutional uses such as elementary and secondary schools, libraries, recreation centres, colleges, a university and other community facilities that are intended for public use. Some of these uses are small scale and serve local needs. Others are large scale and serve both local and regional needs. The *Institutional Areas* designation acknowledges the important role of the City's institutions and their contribution to community-based initiatives. Institutional uses are permitted throughout the municipality in accordance with the needs of area residents and policies of this Plan.

Small scale institutional uses play an important role in the day to day life of Greater Sudburians. They are an essential part of our neighbourhood and community fabric. They are places where we go to learn, worship or play. The intent of this Plan is to recognize the important role that these uses play. Therefore, small scale institutional uses that are compatible with a residential setting, such as elementary schools, libraries, day nurseries, retirement homes, places of worship and recreation centres, are incorporated within and permitted by the *Living Areas* designation. They are generally not shown on *Schedules 1a, 1b and 1c, Land Use Map*.

Some small scale institutions, such as schools and places of worship, are in transition due to changing demographic trends and other factors. This transition provides an opportunity to consider how these sites can be adaptively re-used to meet community needs such as residential intensification, the provision of housing and maintenance of open space. The intent of this Plan is to establish policies to guide the transition of small scale institutional uses through intensification and redevelopment.

Greater Sudbury's major public institutions form some of our largest employers and have a significant impact on the quality of community life. These strategic core areas include Laurentian University, Cambrian College, College Boreal, Health Sciences North, Science North and Dynamic Earth. In recent years, some major public institutions have developed strategic, long term master plans to guide the ongoing evolution of these areas. The intent of this Plan is to encourage comprehensive, long term planning for these areas to function as compact, vibrant, walkable, mixed use districts that can accommodate higher densities and provide a broader range of amenities accessible to residents and visitors. Major public institutions are designated as *Institutional* on *Schedules 1a, 1b and 1c, Land Use Map*.

Several identified engines of growth are directly linked to the research and product development capacity of our post-secondary institutions, hospitals and research facilities. The City recognizes the opportunities and services provided by our institutional partners by further identifying *Institutional Areas* which form a concentration of Education, Health and Research activity. These areas include the Laurentian University campus including the Willet Green Miller Centre and the Northern Ontario School of Medicine, the campuses of Cambrian College and Collège Boréal, Health Sciences North, and the Sudbury Neutrino Observatory.

Policies

1. Institutional uses consist of educational institutions such as elementary and secondary schools, libraries, recreation centres, places of worship, colleges and universities, as well as government offices, hospitals and other community facilities intended for public use.

2. Small scale institutional uses that are compatible with a residential setting are permitted in the *Living Area* designation. The precise location of these institutional uses will be determined on a site-specific basis by amendment to the Zoning By-law.

3. Rezoning applications related to the conversion of surplus institutional buildings and the rezoning of vacant lands held by institutions will be considered based on the following criteria:

    i. the need for such lands or buildings for other public uses, and their long-term value to the community;

    j. the compatibility of the proposed uses with surrounding land uses and the intent of the policies in this Official Plan with respect to the proposed use;

    k. for conversion to residential uses, the appropriateness of the proposed density; and,

    l. the policies of Sections 2.3.2, 11.3.2 and 11.8, and *Chapters 13.0 Heritage Resources and 14.0 Urban Design*.

4. In considering the establishment of new institutional uses or the expansion of existing facilities on lands not specifically designated for institutional purposes, the City will ensure that:

    a. sewer and water services are adequate to service the site;

    b. adequate traffic circulation can be provided;

    c. adequate parking for the public is provided on-site;

    d. public transit and active transportation infrastructure can be provided economically for the site;

    e. the proposed institutional use can be integrated into the area and is compatible with surrounding uses; and,

    f. adequate buffering and landscaping is provided.

5. In those areas identified as forming a concentration of Education, Health and Research activity, the following uses are permitted:

    a. hospitals and related medical research and service facilities;

    b. educational and research facilities and related residential facilities; and,

    c. accessory business uses.

Programs

1. The City may work with local school boards on their long term plans for elementary and secondary schools.

2. The City may work with the Laurentian University, Cambrian College, College Boreal, Health Sciences North, Science North on their long term master plans and incorporate these into a city-wide *Nodes and Corridors Strategy*.

4.5 INDUSTRIAL AREA DESIGNATIONS

Given Greater Sudbury's strong industrial base, the designation of sufficient lands to accommodate existing and potential industrial uses is essential. The adequate provision of industrial lands, including the creation of additional Industrial and Research Parks, is closely aligned with the City's long-term strategic planning goals related to economic development.

Two broad industrial designations are established by this Plan. *General Industrial* allows a range of industrial activities, such as manufacturing and processing facilities. *Heavy Industrial* permits all industrial uses, including core infrastructure facilities such as water and wastewater treatment plants and landfill sites. Any expansion to these areas will require an amendment to the Zoning By-law. *General Industrial* and *Heavy Industrial* lands are shown on *Schedules 1a, 1b and 1c, Land Use Map*.

4.5.1 General Industrial

Policies

1. Permitted uses may include manufacturing, fabricating, processing and assembling of industrial and consumer products, repair, packaging and storage of goods and materials, and related industrial activities.

2. Complementary uses, such as administrative offices, hotels and restaurants, which do not detract from, and which are compatible with, the operation of industrial uses are also permitted.

3. *General Industrial* uses must have minimal environmental impacts. Any use which may impact surrounding areas and cause nuisance will be appropriately buffered and screened.

4. Where development occurs in areas that are not fully serviced, only dry industries that generate less than 4,500 litres of wastewater a day may be permitted.

5. Heavy industrial uses may also be permitted by rezoning.

4.5.2 Heavy Industrial

Policies

1. Within areas designated *Heavy Industrial*, all industrial uses are permitted, including sanitary landfill sites, salvage yards, quarrying, and sewage treatment facilities. Mining and related smelting, refining and processing operations are generally not permitted in *Heavy Industrial* areas, as the *Mining/Mineral Reserve* designation applies to those uses.

2. Buffering and a landscaping strip will be provided along all Arterial Road frontages adjacent to *Heavy Industrial* uses. Buffering in the form of earth berms, opaque fences, natural topographic features or dense vegetation will be provided at the boundaries adjacent to less intensive land uses.

3. Drainage runoff will be controlled such that the water quality of groundwater or downstream watercourses/waterbodies is not impaired. Additional policies on stormwater management are contained in Section *8.5.* (OPA #2)

4. Minimum setback distances from sensitive land uses may be required for certain uses in this designation.

4.6 MINERAL AND AGGREGATE EXTRACTION DESIGNATIONS

Under present legislation, mining activity is regulated by the *Mining Act* and administered by the Ministry of Northern Development and Mines. Various Acts administered by the Ministry of the Environment and Climate Change and other Federal and Provincial legislation also apply. Pits and Quarries are regulated by the Ministry of Natural Resources and Forestry under the *Aggregate Resources Act*. As such, Official Plans do not regulate mining exploration or underground mining operations.

It is the intent of this Plan to responsibly manage mineral and aggregate resources by protecting them for long-term use. This will be achieved by protecting existing and potential resources, controlling and regulating current surface operations, minimizing adverse impacts of operations on the environment, requiring proper and progressive rehabilitation of closed mines and mineral aggregate operations, protecting mineral resources from incompatible uses, and by providing for sequential uses.

Due to the extensive geographical nature of these designations, the Mining/Mineral Reserve and the Aggregate Reserve are not included as Employment Areas for the purposes of calculating the protection of a 20 year supply of employment areas as required by the Provincial Policy Statement. (2019 MMAH Mod # 12)

4.6.1 Mining/Mineral Reserve

Lands designated *Mining/Mineral Reserve* are considered to have significant mineral potential including areas forming the Sudbury Igneous Complex, as well as current producing mines, past producing mines, ore processing plants, major tailings areas (as shown on Schedule 6), and other mineral deposits. *Mining/Mineral Reserve* lands are shown on Schedules 1a, 1b and 1c, Land Use Map.

Policies

1. *Mining/Mineral Reserve* areas will be protected from development that would preclude or hinder the establishment of new operations or access to the resource unless:

   a. the resource use would not be feasible; or,

   b. the proposed land use or development serves a greater long-term public interest; and,

   c. issues of public health, public safety and environmental impact are addressed.

2. Lands designated *Mining/Mineral Reserve* may be used for a variety of uses related to the extraction of minerals. Permitted uses may include mining and

mining-related uses, mineral aggregate uses, smelting and refining uses, pits and quarries and related uses, and accessory uses and structures associated with mining.

3. For land in the *Mining/Mineral Reserve* to be used for mining purposes, an amendment to the Zoning By-law must occur where such lands are not pre-zoned. In considering an amendment to the Zoning By-law to permit a mining or mining-related use or the expansion of an existing use in the *Mining/Mineral Reserve* area, the City will consider:

   a. the impact on the environment, particularly new mining operations which must be located where there will be little or no impact on natural heritage features and functions;

   b. indirect impacts on the utilities and services provided by the City;

   c. the impact on surrounding land uses;

   d. the impact on cultural heritage and archaeological resources;

   e. the aesthetic appearance of the proposed development; and,

   f. the benefit of the mining or mining-related use to the City.

4. Other uses such as forestry and other resource-related compatible uses, recreation, parks and open space, and wildlife management may be permitted provided they do not preclude future extraction. Other industrial uses that will not preclude future mining activities may be permitted subject to zoning permission and site plan control where appropriate.

5. New lot creation for rural residential development is not permitted on lands designated as *Mining/Mineral Reserve* (see Section 5.2.2).

6. Past producing mining operations or active mining operations are subject to the provisions of the *Mining Act* with respect to rehabilitation and/or closure.

4.6.2 Aggregate Reserve

Aggregates and other industrial minerals extracted through pit or quarry methods are valuable, non-renewable raw materials that are utilized extensively for construction, industrial and manufacturing purposes. The City will protect all primary and secondary deposits identified in an Aggregate Resource Inventory Paper (ARIP) prepared by the Ontario Geological Survey or aggregate shown on a Northern Ontario Engineering Geology Terrain Study, where an ARIP has not been prepared, and all sources currently under license and permit under the *Aggregate Resources Act*. All new pit and quarry operations are subject to the *Aggregate Resources Act*. *Aggregate Reserve* lands are shown on *Schedules 1a, 1b and 1c, Land Use Map*.

Policies

1. The primary use of lands designated as *Aggregate Reserve* will be pit and quarry operations. Other uses that do not preclude the possibility of future expansion and extraction may also be permitted.

2. Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. *The location of permitted mineral aggregate operations can be found through provincial mapping such as the Ministry of Natural Resources and Forestry's Pits and Quarries Online.* (2019 MMAH Mod #1)

3. New lot creation for rural residential development is not permitted on lands designated as *Aggregate Reserve* (see Section 5.2.2).

4. In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
   a. resource use would not be feasible; or

   b. the proposed land use or development serves a greater long-term public interest; and

   c. issues of public health, public safety and environmental impact are addressed.

5. In areas designated *Agricultural Reserve*, extraction of mineral aggregate resources is permitted as an interim use provided that rehabilitation of the site will be carried out so that substantially the same areas and same average soil quality for agriculture are restored.

6. In considering an amendment to the Zoning By-law to permit new mineral aggregate operations or expansions of existing operations, the following information will be reviewed:

   a. the location, nature, extent and economic potential of the mineral deposit;

   b. the nature and location of adjacent land uses and the effect the pit and quarry operation could have on:

      i. natural heritage features, including significant geologic formations on the site and in the area;

      ii. agricultural resources and activities;

      iii. the character of the area;

      iv. the groundwater recharge functions on the site and in the immediate area;

      v. cultural heritage resources in the area through an archaeological assessment and/or a cultural heritage impact assessment;

      vi. surface water features in the area; and,

      vii. nearby wells used for drinking water purposes.

   c. the capability of the existing road network to service the proposed location;

   d. the effect of the noise, odour, dust and vibration generated by the use and the use of haul routes on adjacent land uses; and,

   e. how the impacts of the proposed pit or quarry will be mitigated in order to lessen the impacts.

7. In cases where the economical and/or physical extraction is not feasible, other uses may be permitted in accordance with the applicable land use designation, if it can be shown that:

   a. the land use pattern in the area has reduced the feasibility of extraction; or,

   b. the proposed use would not have a negative impact on the natural heritage features and functions on the site and in the area; or,

   c. the aggregate is low in quality; or,

   d. there is not enough aggregate in the area to justify its economical extraction.

8. Landscaping and buffering will be used to enhance the physical appearance of lands and structures.

9. On lands not designated as *Aggregate Reserve* but where deposits of aggregate exist, pits and quarries may be permitted by rezoning subject to the criteria under Policy 4 in this Section.

10. Wayside pits and quarries, portable asphalt plants, and portable concrete plants used on public authority contracts are permitted in all areas without the need for an Official Plan amendment, rezoning or development permit approval under the *Planning Act* except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

11. Once a pit or quarry has been restored, sequential land uses that are compatible with the area will be encouraged. In situations where restoration methods vary depending on the sequential uses permitted, subsequent uses will be considered prior to rehabilitation.

5.0 Rural Areas

Given Greater Sudbury's vast geographic area, a significant proportion of the municipality is comprised of *Rural Areas*. Although some areas are partially serviced by municipal water, most rural households, businesses and farms rely on private water and sewage disposal systems. There is no intention to expand services to these areas.

Due to these constraints, *Rural Areas* require well-defined policies that protect existing uses while recognizing that the focus of future development will be fully serviced areas within Communities. The *Rural Areas* designation supports this overall concept, while also striving to protect those qualities that make *Rural Areas* special for their waterfront areas, open space, natural features, and resource potential.

The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location, especially those that provide rural economic benefits that are balanced with protection of the natural environment and the agricultural resource base. Intensive development of these lands is not desired, as more suitable locations within Communities have been identified for urban growth. *Rural Areas* are shown on *Schedules 1a, 1b and 1c, Land Use Map*.

5.1 OBJECTIVES

It is the objective of the *Rural Area* policies to:

a. provide an efficient and orderly pattern of land use in *Rural Areas*, reducing land use conflicts and requiring minimal municipal services;

b. ensure that all development is adequately serviced and does not negatively impact the environment;

c. encourage a strong rural economy with a range of rural uses and activities;

d. recognize the importance of agriculture, silviculture and other rural land uses to the economy; and,

e. preserve the cultural and historical attributes of rural areas.

f. promote opportunities to support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

5.2 RURAL AREA DESIGNATION

Rural Areas contain a variety of land uses, such as farms, woodlots and forests, small industry, and clusters of rural residential development. These areas also provide for outdoor recreation opportunities such as snowmobiling, skiing, hiking, canoeing, and other activities in natural areas.

Policies

1. The following uses are permitted within the *Rural Areas* designation:

    a. residential uses;

    b. agricultural uses, agriculture-related uses and on-farm diversified uses;

    c. conservation, open space and natural resource management activities;

    d. mineral exploration;

    e. rural industrial/commercial uses;

    f. resort and shoreline commercial uses;

    g. public uses including hydroelectric generation and associated facilities; and

    h. community hubs.

2. Waterfront development in *Rural Areas* must also comply with the policies of Section 8.4.

3. All new farm and non-farm development in the *Rural Areas* designation will comply with the Minimum Distance Separation (MDS) formulae established by the

Province in order to minimize conflicts between livestock facilities and surrounding development.

5.2.1 Rural Residential

Residential uses in *Rural Areas* typically take the form of rural strip development along municipal roads, as well as permanent and seasonal waterfront residences located along the shorelines of non-urban waterbodies and watercourses. Although some linear residential development along municipal roads is partially serviced by municipal water, most households are not connected to municipal services.

Policies

1. Rural residential development compatible with the character of surrounding existing uses is permitted, provided no additional public services, including the extension of existing or creation of new partial services would be required.

2. One single detached dwelling is permitted on any existing lot, provided that it fronts onto a public road that is maintained year-round. The lot must also have the capability to provide an individual on-site sewage disposal system and water supply with both quantity and quality suitable for domestic uses.

3. Seasonal residential uses are permitted on waterbodies and watercourses that have public water access with adequate off-street parking and boat docking facilities.

4. The conversion of existing seasonal dwellings to permanent use is permitted provided that:

    a. the dwelling has frontage on a public road maintained year-round;

    b. *Ontario Building Code* standards for permanent dwellings are met;

    c. minimum lot size requirements for the zone category set out in the Zoning By-law have been satisfied;

d. approval is obtained for a Class 4 sewage system; and,

e. there is an adequate supply of potable water.

5. This Plan contemplates a seasonal residential zone in the implementing Zoning By-law. New lots proposed for seasonal residential use may be permitted in the *Rural Areas* designation on waterbodies and watercourses subject to rezoning.

6. Based on watershed and lake studies, the Zoning By-law may set different density standards for waterfront developments on different lakes according to their lake and watershed development capacity and ecological sensitivity to development.

7. An individual mobile home unit is allowed where a single detached dwelling would be permitted, provided that it is built in accordance with the *Ontario Building Code*.

8. A Garden Suite is allowed in accordance with Section 2.3.5. Despite these policies a Garden Suite may be served by its own individual on-site sewage and water services, where appropriate. Also, despite these policies a mobile home may be used as a Garden Suite if it is built on its own foundation and in accordance with the *Ontario Building Code*. None of these policies are intended to result in the creation of new residential lots in the *Rural Area*.

5.2.2 Rural and Waterfront Lot Creation

Policies on lot creation in *Rural Areas* are required to mitigate the pressures inherent to unserviced development and the environmental impact of private septic systems. Consistent with the objective to concentrate development within fully serviced Communities, limits on the location, size and number of lot severances in *Rural Areas* are established.

Policies

1. New lot creation for rural residential development is not permitted on those lands restricted by:

    a. the Mining/Mineral Reserve;

    b. the Aggregate Reserve;

    c. the Flood Plain; or

    d. significant natural features and areas.

2. *~~For new lots not on a waterbody or watercourse, the following lot creation policies apply~~ The City will monitor the supply and demand of rural lots with a goal of avoiding an oversupply of rural lots. The policy of this plan will be reviewed and revised if it has been demonstrated that the existing policies have not had the effect of aligning the supply of rural lots not on a waterbody or watercourse with projected need. For new rural lots not on a waterbody or watercourse, the following lot creation policies apply:*(2019 MMAH Mod #2a)

    a. The severed parcel and the parcel remaining must have a minimum size of 2 hectares (5 acres) and a minimum public road frontage of 90 metres (295 feet).

    b. Regardless of the size and frontage of the parent parcel, no more than three (3) new lots may be created from a single parent rural parcel *~~based on the date of the adoption of this Plan~~ in existence as of June 14, 2006*. (2019 MMAH Mod #2b)

3. *Where an official plan amendment is requested for lot creation in excess of the permitted three severed lots plus a retained, a planning report shall be submitted which demonstrates conformity with the Official Plan and consistency with the Provincial Policy Statement, and which demonstrates that:

    a. That the application will not exacerbate the existing supply of available vacant rural lots.

    b. That there is a need for the proposed new lot(s) in order to accommodate projected rural unit growth over the life of the plan.

c. Additional studies required by the Official Plan to address any negative cumulative impacts (e.g., servicing) may also be required.

For any official plan amendment to permit additional rural lots not on a waterbody or watercourse, the severed and retained parcels must meet the minimum lot size referred to in Policy 2.* (2019 MMAH Mod #2c)

4. For new lots located on a waterbody or watercourse, the following lot creation policies apply:

a. Excluding those waterbodies or watercourses covered by *Chapter 20.0, Special Policy Areas*, new lots on waterbodies or watercourses in *Rural Areas* will be a minimum 0.8 hectare (2 acres) in size and have a minimum water frontage of 45 metres (148 feet), unless detailed waterbody studies indicate a change in the standard. The appropriate regulations will be set out in the Zoning By-law.

b. New lots for permanent waterfront residential use must front onto a public road that is maintained year-round.

c. New lots for seasonal waterfront residential uses are permitted on waterbodies or watercourses with public water access with adequate off-street parking and boat docking facilities.

d. Dwellings and accessory buildings must be set back to appropriate levels based on individual waterbody or watercourse conditions and regulations set out in the Zoning By-law (see additional water resource policies in Section 8.4).

5. Where applicable, all rural residential severances must also comply with the Minimum Distance Separation (MDS) formulae established by the Province in order to minimize conflicts between residential development and adjacent livestock facilities.

5.2.3 Mobile Home Parks

The majority of existing mobile home parks in the City are located in unserviced, rural areas. Due to servicing concerns, no new mobile home parks are permitted. Existing mobile home parks that are already zoned will continue to be recognized in the Zoning By-law.

5.2.4 Agriculture, Conservation and Natural Resource Management

Rural Areas can accommodate a number of uses that are compatible with the natural setting and extensive open space areas, as well as existing uses such as farming. Activities related to outdoor recreation, agriculture, and natural resource management are considered appropriate within a rural setting.

Policies

1. *Rural Areas* may be used for recreational purposes that are primarily outdoor-oriented. Silviculture, reforestation and those activities related to the conservation or management of the natural environment are permitted.

2. Agricultural uses are permitted in *Rural Areas*. Agricultural uses are defined as the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

3. Agriculture-related uses are permitted in *Rural* Areas. Agriculture-related uses means those farm-related commercial and farm-related industrial uses that are directly related to the farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct services to farm operations as a primary activity.

4. On-farm diversified uses are permitted in *Rural Areas*. On-farm diversified uses means small scale uses, that are limited in area, that are secondary to the principal use of the property and help support the farm. These include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products from the farm operation.

5.2.5 Rural Industrial/Commercial

Some limited rural industrial/commercial uses are permitted in *Rural Areas*, particularly those activities that provide rural economic benefits that are balanced with protection of the natural environment and the agricultural resource base.

Policies

1. Rural industrial/commercial uses may include agriculture, dry industrial/commercial uses, forestry, and resource-based uses..

2. Pits and quarries are permitted in appropriately zoned areas.

3. Topsoil removal is permitted subject to the provisions of the *Site Alteration By-law*.

4. Rural industrial/commercial sites are to be located with adequate separation distances from residential areas, and provide proper buffering and landscaping along Arterial Road frontages. Site plan control may be required, as appropriate.

5. New rural industrial/commercial uses should not impact the natural resource base. Rural industrial/commercial uses must generate limited amounts of wastewater and minimize land use conflicts.

6. Home occupations and home industries are permitted in *Rural Areas* subject to appropriate controls in the Zoning By-law.

7. Hunt and fishing camps are permitted in *Rural Areas*. Such camps will proceed by way of an amendment to the Zoning By-law in order to address specific location, access and development provisions. Hunt and fishing camp lot sizes will be of sufficient size and possess terrain suitable to accommodate the proposed use.

Programs

1. The City will monitor and adjust, as appropriate, the *Site Alteration By-law*.

5.2.6 Resort and Shoreline Commercial

Resort and shoreline commercial uses in rural and waterfront areas are permitted as a means of expanding the tourism sector and providing increased recreational opportunities. Additional policies are established to mitigate the impacts of development on lake water quality.

Policies

1. Permitted uses may include resort hotels, lodges, tourist-oriented accommodations and uses, campgrounds, trailer parks, marinas, sale and rental of boats and related equipment, ski, fishing and camping shops, restaurants, outdoor recreational uses, related accessory uses and existing uses.

2. All resort and shoreline commercial applications will be subject to rezoning and site plan agreement procedures.

3. Limits for upgrading, expansion or redevelopment of these commercial uses will be established in the Zoning By-law. Any new commercial land use or expansion of an existing use may require an amendment to the Zoning By-law in order to guide the scale, size and density of the development, and recognize and respond to the characteristics of the particular site. Consideration of a new commercial use through an amendment to the Zoning By-law will ensure that:

    a. the site is suitable for the use proposed in terms of density, intensity, location of buildings and structures, and type of facilities;

    b. where development occurs in areas not fully serviced, resort and shoreline developments are to be serviced by an adequate sewage disposal system;

    c. a hydrogeological assessment may be required to assess the impacts of development and ensure an adequate supply of potable water;

    d. access routes can accommodate additional traffic if required;

    e. the proposed use is compatible with surrounding properties and will provide adequate buffering if required; and,

f. impacts on the lake that result from the year-round activities associated with the resort development are considered and mitigated.

4. The Zoning By-law will ensure that resort and shoreline commercial development on lakes and watercourses has water frontage that is adequate and suitable for the use proposed.

5. Existing resort and shoreline commercial uses within *Living Areas* will be considered a permitted use in the Zoning By-law.

6.0 Local Food Systems

Food and food security are critical elements in the daily lives of the citizens of Greater Sudbury and the production of local food is crucial to supporting economic development, promoting health, conserving the environment and building a strong and resilient city. The Sudbury & District Health Unit and the City of Greater Sudbury passed the City of Greater Sudbury Food Charter in 2004. The Charter specifically endorses programs that relate to population health and wellness, community development, investment in the regional food system and the development of a sustainable food system.

Food systems are complex networks that involve a great number of people, both employers and consumers, in food production (agriculture), processing, distribution, consumption, and food waste recovery. Our Local Food System, also known as a Regional Food System, reaches beyond the City of Greater Sudbury boundaries to include nearby agricultural lands and communities. It is the intent of this Plan to strengthen Greater Sudbury's Local Food System as a whole in addition to the individual components.

Local Food Production (Growing It)

food production includes the planting, growing, raising and harvesting of food from both rural and urban agriculture.

Greater Sudbury has an active agricultural sector that has been providing food for local consumption for over 120 years. Much of this activity is concentrated in the 'Valley,' an extensive swath of flat, fertile land that forms the centre of the Sudbury Basin. Area farms continue to function as viable businesses, and have also become part of a community tradition that supports locally grown produce and food products.

Local Food Processing (Making It)

Food processing includes the altering of raw food to create a more refined product at a variety of scales. It is a critical part of the food system as the point where value is added to raw products and as a connection point between producer, distributor and consumer. The benefits of processing food locally include energy efficiency, food security and as an economic generator for farmers, processors, as well as the community.

Local Food Marketing and Distribution (Selling It)

Local food distribution and marketing is the manner in which local food makes its way from food producers and food processors to consumers. Citizens of Greater Sudbury access food from confectionary and grocery stores, markets and restaurants, making them an important part of the local food system and essential avenues to share locally produced and processed food.

Local food producers are essential to the success of The Market, a community-owned facility in the *Downtown* that contributes to downtown revitalization efforts.

Local Food Service and Consumption (Eating It)

Local food service and consumption refers to the consumption and enjoyment of food, including food related events and eating in both public and private establishments. The ability to select, prepare and cook minimally processed food that comes from our region, enables people to make healthy food choices, achieve good nutritional value, understand where food comes from and recognize the important role of local food producers in the area. The preparation and consumption of local food plays an important role in developing personal and community relationships.

Local Food Waste Use and Disposal (Returning It)

Food waste use and disposal refers to the diversion, management and use of organic waste. The impact of food waste has on the economy and environment is significant. The benefits of food waste recovery in a regional food system include energy efficiency, improving soil quality and increasing awareness of agricultural issues and food literacy.

6.1 OBJECTIVES

It is the objective of the *Local Food System* policies to:

a. view Food as a complex system that includes:

- Growing it (agricultural and urban production and harvesting sector);

- Making it (processing sector);
- Selling it (marketing and distribution sector);
- Eating it (service and consumption sectors); and,
- Returning it (waste use and disposal sectors).

b. recognize the important role that local food plays in the physical and economic health of the City;

c. strengthen and expand the local food system, including removing barriers to local food where feasible;

d. work with local partners to educate the public on the benefits of local food systems and to promote agriculture as a career choice to attract new farmers to the area;

e. consider innovative approaches to encourage small scale farming;

f. foster connections with regional agricultural producers;

g. protect prime agricultural land for long-term use for agriculture;

h. encourage the retention of prime agricultural land with a good capability for agricultural purposes;

i. recognize and promote local food as important to the long term economic prosperity of the City;

j. ensure that uses which would result in conflicts with agricultural operations are not established in productive farming areas; and,

k. minimize the non-farm use of productive agricultural land.

6.2 LOCAL FOOD PRODUCTION (GROWING IT)

Prime agricultural areas have been delineated based on input from the Ontario Ministry of Agriculture and Food. In order to protect existing and potential agricultural land uses for the long term, these areas are designated as *Agricultural Reserve* shown on *Schedules 1a, 1b and 1c, Land Use Map*. *~~New lot creation is restricted to only agricultural and agricultural-related uses.~~* (2019 MMAH Mod # 3b)

Urban agriculture refers to the production and harvesting of local food products within and around the settlement areas. The benefits of urban agriculture include food production for personal consumption and sharing with the community, education, recreation, community building and creating vibrant neighbourhoods. Examples of urban agriculture include household production, community gardens, institutional gardens, greenhouses and small-scale commercial production.

6.2.1 Agricultural Reserve

Policies

1. All agricultural uses, agricultural related uses, on-farm diversified uses and normal farm practices are permitted in Agricultural Reserve areas in accordance with provincial standards.
    a. Agricultural uses are defined as the growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; and maple syrup production, along with associated on-farm buildings and structures including, but not limited to livestock facilities, manure storages, value-retaining facilities and accommodation for full time farm labour when the size and nature of the operation requires additional employment.

    b. On-farm diversified uses are defined as small scale uses that are secondary to the principal agricultural use of the property, are limited in area, and help support the farm, including but not limited to home occupations, home industries, agri-tourism and uses that produce value-added agricultural products from the farm operation. Compatible

resource uses such as forestry, and small-scale commercial and industrial uses that are directly related to the farm operation are permitted in this designation.

2. Agriculture-related commercial and agriculture-related industrial uses that are directly related to the farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct service to farm operations as a primary activity, such as a grain drying, handling and storage facility; and secondary uses such as value-added agricultural products such as custom meat shops, pick-your-own operations, produce market and parking operations, home occupations and home industries, are permitted. Other similar agri-business may be permitted provided there are no reasonable alternative locations outside prime agricultural areas.

3. A single detached dwelling for the owner of a farm is permitted. Accessory buildings, structures and facilities required to accommodate the agricultural uses in the *Agricultural Reserve* area are permitted.

4. In areas designated *Agricultural Reserve*, on lands determined to be prime agricultural lands, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition.

5. All new farm and non-farm development in the *Agricultural Reserve* will comply with the Minimum Distance Separation (MDS) formulae established by the Province in order to minimize conflicts between livestock facilities and surrounding development.

6. A Garden Suite is allowed in accordance with Section 2.3.5. Despite these policies a Garden Suite may be served by its own individual on-site sewage and water services, where appropriate. Also, despite these policies a mobile home may be used as a Garden Suite if it is built on its own foundation and in accordance with the *Ontario Building Code*. None of these policies are intended to result in the creation of new residential lots in the *Agricultural Reserve*.

6.2.2 Lot Creation

Policies

1. *Agricultural Reserve* areas are to be preserved in large parcels. Lot creation in the *Agricultural Reserve* designation will only be permitted for:

   a. agricultural uses;

   b. agriculture-related uses;

   c. a residence surplus to a farming operation as a result of a farm consolidation; and,

   d. infrastructure purposes.

2. Severances for agricultural use in *Agricultural Reserve* areas are subject to the following criteria:

   a. New and retained lots from severances are to be of an appropriate size for the type of agricultural uses common in the area and sufficiently large to maintain flexibility for future changes in the type or size of the agricultural operation;

   b. The severed parcel and the parcel remaining after severance will be a minimum of 30 hectares (74 acres) in size; and,

   c. Existing *Agricultural Reserve* operations will not be subdivided into smaller parcels of land where the severance would reduce the long-term flexibility and viability of the existing farm unit. However, the City may consider the creation of smaller lot parcels if the parcel retained is at least 30 hectares and the part severed is less than 30 hectares but is being conveyed to a neighbouring farmer for consolidation.

3. New lots for agriculture-related commercial or industrial uses will be kept to the minimum size needed to accommodate the use and appropriate sewage and water services. Such uses will be compatible with and will not hinder surrounding agricultural operations.

4. In the case of a farm consolidation, a new lot may be created for a residence surplus to a farming operation. The proposed severance must meet the following criteria:

a. the new lot will be limited to a minimum size required to accommodate the dwelling and appropriate sewage and water services;

b. the new lot is separated from agricultural uses in accordance with the Minimum Distance Separation formulae; and,

c. new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance.

6.2.3 Lot Adjustments

Policies

1. *Lot adjustments may be permitted for legal and technical reasons*.

6.2.4 Urban Agriculture Policies

1. Community gardens, rooftop gardens and greenhouses will be permitted in all settlement areas, in accordance with the Zoning By-law.

2. Access to City lands may be permitted for community gardens, and greenhouses where appropriate.

3. Temporary farmers' markets and fruit and vegetable stands will be permitted on sites zoned for local and general commercial uses.

4. Community kitchens and local food hubs will be supported in all settlement areas where appropriate.

5. Residential development that enables food-friendly communities will be encouraged.

Programs

1. The City will develop a *Greater Sudbury Food Strategy* in conjunction with local partners that focuses on the production, processing, marketing, distribution, service, consumption, waste and disposal of food.

2. The City will work with community partners and other levels of government to strengthen and expand the local food system, including identifying and removing barriers where feasible.

3. The City will examine existing by-laws to ensure that they provide for a mix of land uses including food destinations, within close proximity of each other to facilitate residents' access to locally grown and other food products.

4. The City will examine the feasibility of establishing community food centers and local food hubs in central locations.

5. The City will develop and maintain an inventory of:

    - food assets;
    - food deserts in neighborhoods; and,
    - City lands with a capacity for food production;

7.0 Parks and Open Space

As a City known for its diversity of urban, rural and wilderness landscapes, *Parks and Open Space* areas take on special significance within the hierarchy of land uses due to their recreational value, environmental functions, and natural beauty. Conservation lands, community parks, trail systems and other open space areas greatly enhance quality of life by providing places where people can gather for special events, participate in sporting activities, learn about our natural environment, exercise, play, or simply relax. These opportunities should be made available throughout the City at locations readily accessible to the public under the guidance of the *Parks, Open Space & Leisure Master Plan*. The *Master Plan* will be considered the guiding document in relation to operational issues.

Natural areas form an extensive part of the open space system, including Conservation Areas where the predominant intention is to leave the land in its natural state. Consistent with Healthy Community principles, the health, diversity and connectivity of the City's natural features and functions will be protected and enhanced. Additional policies on natural heritage features are found in *Chapter 9.0, Natural Environment*.

Lands in both public and private ownership are covered by the *Parks and Open Space* designation, shown on *Schedules 1a, 1b and 1c, Land Use Map*. This designation recognizes that the open space network should be viewed in its entirety, while allowing additional policies to be established that are relevant to each type of ownership.

7.1 OBJECTIVES

It is the objective of the *Parks and Open Space* policies to:

a. develop and maintain a balanced distribution of public spaces, parks, recreation facilities, trails, linkages and open space and Conservation Areas that are publically accessible and safe;

b. recognize the importance of these areas to the ecosystem and assist in protecting areas comprised of unique or environmentally sensitive natural heritage features;

c. facilitate the preservation of natural habitats through the formation of parklands, greenbelts and Conservation Areas;

d. incorporate school lands and facilities into community parks and recreation programs, wherever possible;

e. provide parks, trails and leisure facilities that are aesthetically pleasing, multi-purpose, multi-season and appeal to all ages and skill levels in order to attract and retain residents, especially young adults and families, and to enhance local tourism development;

f. promote the naturalization of City-owned open spaces;

g. support the formation of partnerships with the public, non-profit and/or private sectors in the provision and operation of recreation facilities and playgrounds, where a benefit to the community can be achieved;

h. capitalize on the location and number of lakes within the City by retaining and acquiring waterfront property to provide public access to area lakes;

i) enable the expansion of recreational trails and active transportation routes; and,

j) recognize and minimize negative impacts on provincial parks, conservation reserves and other protected areas.

7.2 PARKS AND OPEN SPACE CLASSIFICATION AND PROVISION TARGETS

A classification system is an important tool for organizing, evaluating and managing the City's parks and open spaces. The classification system separates parks into Active Parkland and Open Space and defines a number of park classifications that encompass a range of needs, uses and functions of parkland.

Active Parkland consists of:

- Neighbourhood Parks: Primary purpose is to meet the recreational needs of the immediate neighbourhood. Neighbourhood Parks should be within a 10 minute walk (800 metres) of residential areas without crossing major barriers.

- Community Parks: Primary purpose is to provide the space and supportive facilities needed for active recreation in the community. Community Parks should be within a 20 minute walk (1600 metres) of residential areas without crossing a major barrier.
- Regional Parks: Primary purpose is to be a focal point for the City as a whole, due to their unique attributes, function and size. Regional Parks can also be a tourist attraction.

Open Space consists of:

- Linear Parks: Primary purpose is to be a connector linking different areas of the City. Linear Parks should be within a 10 minute walk (800 metres) of residential areas without crossing a major barrier.
- Natural Parks: Primary purpose is the protection of a natural area while meeting residents needs for passive recreation. Natural Parks should be within a 10 minute walk (800 metres) of residential areas without crossing a major barrier.
- Cultural/Historical Special Purpose Parks: Primary purpose is to protect sites with historic, scientific, cultural, social, or spiritual importance. These parks can also serve a special recreational purpose.
- Ecological Reserves: Primary purpose is to protect significant natural areas with ecological and/or geological importance, or that capture a characteristic natural features of the City.

7.2.1 Active Park Provision Targets

To guide the development of a parks system, the City will use the following active parkland targets:

- Neighbourhood Parks – 1.0 hectare per 1,000 residents
- Community Parks – 1.25 hectare per 1,000 residents
- Regional Parks – 1.75 hectare per 1,000 residents
- Total Active Parkland – 4.0 hectare per 1,000 residents

7.3 PARKS AND OPEN SPACE DESIGNATION

7.3. 1 Parks and Open Space – Public Ownership

Publicly owned lands designated *Parks and Open Space* include a variety of lands used for active and passive recreational uses. Conservation Areas and cemeteries are also considered part of the open space network. Existing and proposed components of the trail network, including the Trans-Canada Trail and other local trails, are indicated on *Schedule 9, Active Transportation Network*.

Policies

1. Permitted uses in *Parks and Open Space* areas may include active and passive recreational uses, arenas, recreation centres and accessory uses, Conservation Areas and cemeteries.

2. Development is generally prohibited in public *Parks and Open Space* areas except for accessory buildings and other compatible structures.

3. In designing parks, the City will:

    a) incorporate spaces and amenities encouraging physical activity, wellness, and informal use opportunities;

    b) consider the needs of a diverse and aging population through the provision of washrooms, seating, shade/shelter, community gardens drinking fountains, pathways and picnic areas;

    c) follow accessibility legislation and guidelines to accommodate persons with disabilities;

    d) apply Crime Prevention Through Environmental Design principles;

    e) promote designs that encourage sustainable maintenance practices;

    f) incorporate native and drought resistant vegetative features;

g) utilize materials that are robust, durable, and mindful of future maintenance requirements;

h) seek innovative and engaging initiatives that encourage environmental stewardship such as recycling bins, rain gardens, green infrastructure, and rain capture;

i) encourage public art; and,

j) encourage transit and active transportation connections and a linked open space system.

4. Conservation Areas maintained by the Nickel District Conservation Authority are recognized as *Parks and Open Space*.

5. Existing parks will be maintained and improved where warranted under the guidance of the *Parks, Open Space & Leisure Master Plan*. In general, City-owned open space areas will be maintained in a naturalized state.

6. The City will use a variety of tools and mechanisms to address gaps in the existing parks system, including but not limited to:

- bringing City owned green space opportunities into the parks inventory;
- agreement, transfer and/or purchase of Crown land;
- purchase by the City;
- acquisition through parkland dedication under Section 42 of the *Planning Act*;
- acquisition through land exchange;
- grants and donations;
- conservation and trail easements;
- lease and joint use agreements;

- land use planning tools;
- land trusts; and,
- expropriation.

7. The following policies apply to parkland dedication:

a. As a condition of development, redevelopment, plan of subdivision, plan of condominium or consent, the City will require the dedication of land for park or other recreational purposes in accordance with the provisions of Section 42 of the *Planning Act*.In areas where parkland targets have already been met, or lands to be dedicated are unsuitable for *Parks and Open Space*, the City will require payment-in-lieu of the parkland dedication. Such funds are to be used for the acquisition and improvement of new and existing local parks and recreational facilities accessible to the area being developed.

The dedication of parkland will be calculated as follows:

- for commercial or industrial purposes – 2%;
- for residential development with a density less than or equal to 36 units per hectare and residential development in the *Downtown* – 5%;or,
- for residential developments greater than 36 units per hectare – 1 hectare per 500 dwelling units.

b. The City may consider requiring payment-in-lieu of the parkland dedication in the following cases:

- there is no land that is either usable or functional on the site for parkland or recreational purposes;
- the required land dedication fails to provide an area of suitable shape, size, or location for public parkland;

- the area being developed is already well-served by existing active parkland and open space areas;

- the taking of parkland from the site may reduce the number of dwelling units or the floor space of a development or redevelopment such that it renders the development or redevelopment unfeasible; and/or,

- such contributions may be more effective in achieving local parkland targets and the objectives of the *Parks, Open Space & Leisure Master Plan* or other guiding documents.

c. The City may require the conveyance of land for pedestrian and bicycle pathways in accordance with Section 51 of the *Planning Act*.

d. The City may consider accepting a lesser parkland dedication in consideration of improvements made by the developer to the parkland transferred to the City.

e. All lands conveyed as part of parkland dedication must:

- be conveyed in a condition satisfactory to the City, free and clear of all encumbrances unless otherwise agreed to by the City, and meeting minimum standards in terms of drainage, grading and site conditions;

- be highly visible with prominent street frontage. Parks are encouraged to be located adjacent to compatible uses (such as schools) and should be in close proximity to the area to be served. Connections to other parks, open spaces and destinations through a trail network are strongly encouraged;

- be designed to accommodate a diverse range of passive and active recreational activities and have flexibility to accommodate new uses or interests;

- incorporate best practice principles of sustainable design, including natural heritage enhancement, naturalized stormwater management features, use of native plant species, incorporation of environmental

education features and use of low-maintenance and energy efficient facilities and landscapes; and,

- in cases where development is proposed adjacent to parks and open spaces, be sited and designed to minimize rearlotting and to maximize public access and visibility.

f. The City will ensure that public access is available on waterbodies in the City. In this regard, subdividers of shoreline property will be required to convey lands which encompass not only five percent of the land being developed, but which also encompass at least five percent of the usable shoreline. Lands thus conveyed must be suitable for public purposes. Special consideration will be given to those developments that convey more than five percent of the shoreline for public use.

g. At the discretion of the City, where land in excess of the amount of land required for dedication has been conveyed to the City for park purposes in association with a development proposal, the excess may be applied as a credit to future development by the same proponent.

8. Waterfront properties owned by the municipality will generally not be offered for sale or disposal. Other surplus *Parks and Opens Space* lands may be considered for sale subject to the City's *Park Land Disposal Policy*.

Programs

1. A comprehensive multi-use trail system that is linked to major civic facilities, educational institutions, employment areas, waterbodies and tourist attractions will be developed, utilizing the development approval process with a view to developing these linkages for passive and active recreational uses as appropriate.

2. Maintain an updated inventory and geographic database of municipal parks and open space properties (including their classification and listing of leisure assets) and establish a protocol for updating the database.

3. Barrier free access to City-owned parks will be incorporated into the parks upgrading program.

4. Further delineate natural environment areas in need of municipal protection along with appropriate strategies for conservation and acquisition.

7.3.2 Parks and Open Space – Private Ownership

Parks and Open Space held in private ownership form an integral part of the open space network. In some instances, public access is provided through arrangements made with private landowners. Such lands could potentially fill missing linkages in the open space network, or provide buffers between incompatible land uses. For these reasons, the City will encourage the protection of privately owned *Parks and Open Space*.

Policies

1. Private lands designated *Parks and Open Space* primarily consist of:

    a. lands with natural hazards such as flood plains that are not suitable for development;

    b. lands that are difficult and uneconomical to develop and service;

    c. lands that are intended to be left undeveloped to serve as buffers between mining or heavy industrial uses and built-up areas;

    d. hydro corridors; and,

    e. lands occupied by private outdoor recreational facilities such as golf courses.

2. Permitted uses on privately owned *Parks and Open Space* may include conservation, passive and active recreational uses, agriculture, forestry or other activities where buildings are incidental to those uses.

3. It is not the intent of the City to purchase privately owned *Parks and Open Space* unless these lands could be integrated into the public open space network.

4. Certain lands designated *Parks and Open Space* and identified as Comprehensive Planned Unit Development areas in former Official Plans are indicated on *Schedule 2c, Site Specific Policies*. The subject lands may be considered for

residential Comprehensive Planned Unit Development subject to the policies of Section 20.7.

Programs

1. Private lands designated *Parks and Open Space* are not necessarily accessible to the public; however, the municipality will continue to seek arrangements with landowners to provide public access to privately-held lands in order to expand the open space network including the trail system.

2. Landscaping improvements and tree planting initiatives are encouraged within privately owned *Parks and Open Space*.

Part III: Protecting the Natural Environment

Greater Sudbury's natural environment is a defining feature of the City's image and appeal. Regreening efforts established three decades ago have resulted in the reclamation of thousands of hectares of environmentally damaged lands and waterbodies. The City is compelled to protect these valuable assets for generations to come.

The conflicts between urban development and the desire to protect natural areas are ongoing and challenging for the community. Water resources are recovering from the effects of metal contamination and deforestation, but are increasingly subject to the negative impacts of urbanization in the form of agricultural, industrial and urban runoff, pesticide use, faulty septic systems, site alteration and other activities.

At the same time, our abundant natural areas offer many possibilities to protect, preserve and integrate these features into the urban form and enhance the visual appeal of the City. Such an approach will further bolster Greater Sudbury's reputation for environmental action.

The policies contained in the following chapters encompass our Water Resources and Natural Environment. All land uses are subject to these policies that are aimed at promoting the sustainability of our natural environment. This Plan also recognizes that various naturally occurring and human-made conditions can result in risks to human health and safety. Protecting Public Health and Safety addresses these concerns with specific land use policies for each type of hazard.

8.0 Water Resources

Water plays a vital role in defining Greater Sudbury. Healthy surface water and groundwater ensure access to clean and plentiful drinking water. Hundreds of lakes, rivers, and streams also provide important opportunities for recreation, shoreline living, and fish and wildlife habitat. Addressing water-related issues from a watershed-based planning approach is a critical first step in protecting the City's water resources.

In general, policies contained in this section apply to all forms of development in all designations. Together, the policies seek to implement necessary restrictions on development and site alteration in order to protect all municipal drinking water supplies and designated vulnerable areas; and to protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features and their hydrologic functions. To this end, this official plan implements the applicable land use policies of the *Greater Sudbury Source Protection Area Source Protection Plan*, approved by the Minister of the Environment and Climate Change on September 14, 2014. The Source Protection Plan came into effect on April 1, 2015.

Supplementary policies on land uses that have a direct impact on water resources are integrated throughout this Plan. Due to the added concerns posed by unserviced development and the impact of septic systems, additional policies on shoreline residential development and lot creation in *Rural Areas* are established in Sections 5.2.1 and 5.2.2. Chapter 9.0 *Natural Environment*, examines features such as wetlands and fish and wildlife habitat. Policies specific to flooding hazards are found in Section 10.2.

8.1 GENERAL PROTECTION OF WATER RESOURCES

The following general policies apply to protect water resources in the City:

1. Sensitive surface water features, sensitive groundwater features, and their hydrologic functions and linkages will be determined through a watershed-based planning approach. Sensitive surface water and groundwater features are defined as areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

2. Development and site alteration will be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions and linkages will be protected, improved or restored.

3. Mitigative measures and/or alternative development approaches may be required to protect, improve and restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

4. Efficient and sustainable use of our water resources, including practices for water efficiency, will be promoted.

8.2 WATERSHED APPROACH – THE LINK BETWEEN LAND AND WATER

This Plan takes a broad perspective on the watershed approach, recognizing that at least three types of watershed-based plans can be developed in various areas of the City, each with a different focus.

First, the provincially approved Greater Sudbury Source Protection Area Source Protection Plan includes all of the Vermilion, Wanapitei and Whitefish River watersheds and includes both municipal surface water and ground water systems. This Source Protection Plan identifies and addresses threats to vulnerable areas within these watersheds associated with drinking water supplies. Official Plan policies related to this Source Protection Plan are outlined in Section 8.3.

Second, subwatershed plans that focus on flooding and water quality due to stormwater can be developed based on watersheds of moderate size. These plans are discussed in Section 8.5.2.

Third, plans can focus on lake-based recreational and natural heritage issues that, in some cases, involve only the watershed of the lake in question, which can be relatively small.

While the second and third type of watershed-based plans may differ in scope and issues, these plans will provide the necessary level of detail to identify and assess sensitive environmental features and functions critical to the health of our natural water systems. All agencies and stakeholders involved with water regulation and stewardship may be cooperatively involved in the development of watershed-based plans.

The following policies in this Section do not apply to the Greater Sudbury Source Protection Area Source Protection Plan (see Section 8.3).

Policies

1. Watershed and subwatershed plans, regardless of whether the focus is on stormwater, recreation, or natural heritage, must fulfill the following requirements in a manner and scope appropriate to the type of plan:

    a. identify the boundaries of the watershed and, where appropriate, those of its subwatersheds;

    b. identify and assess human activities in the watershed, surface water features, hydrologic functions, natural heritage features and areas and, where possible and appropriate, groundwater features, which are necessary for the ecological and hydrological integrity of the watershed; and,

    c. propose recommendations for protecting, improving or restoring vulnerable surface water and groundwater, sensitive surface water features and, where possible and appropriate, sensitive groundwater features, and their hydrologic functions.

2. Once a watershed-based plan is received and, where needed, approved by the City, the City will implement the recommendations of the plan where it has the ability to do so through existing programs, the development review process and other mechanisms, and will encourage other parties to do the same. Where necessary, this Plan will be amended to implement watershed plans.

8.3 GREATER SUDBURY SOURCE PROTECTION AREA SOURCE PROTECTION PLAN

Private and municipal drinking water in Greater Sudbury comes from both surface water and groundwater sources which can be contaminated from human activities and natural processes. The Greater Sudbury Source Protection Area's Source Protection Plan was

created under the *Clean Water Act, 2006* to protect the City's municipal drinking water sources. The Greater Sudbury Source Protection Plan is a document that sets out the policies to protect sources of municipal residential drinking water against drinking water threats as defined in the *Clean Water Act, 2006*. The plan outlines how drinking water threats will be reduced, eliminated or monitored, who is responsible for taking action, timelines and how progress will be measured.

Drinking water threats are activities or conditions that adversely affect or have the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water in a vulnerable area. Vulnerable areas include significant groundwater recharge areas, highly vulnerable aquifers, surface water intake protection zones, and wellhead protection areas. Intake protection zones (IPZs) and wellhead protection areas (WHPAs) are identified on *Schedule 4a, Drinking Water Source Protection and Schedule 4b, Drinking Water Source Protection Insets. These WHPAs and IPZs represent high risk areas as determined by the Source Protection Plan. The policies of this section apply to the portions of the WHPAs and IPZs where threats to drinking water would be significant, as shown on Schedules 4a and 4b.*

Groundwater use accounts for 21% of total water usage in the City. In some areas, it is an important source of water for domestic supply. Groundwater is also used extensively for commercial and industrial purposes, including mining, irrigation of golf courses, and aggregate washing. Finally, groundwater discharge contributes to maintaining stream flows and therefore plays a vital role in protecting the integrity of certain aquatic ecosystems.
Ground water features consist of the primary recharge areas that include the Wanapitei Esker and the Valley East glaciofluvial deposits, and the glaciofluvial deposits extending from Dowling north to Levack. These areas encompass all WHPAs, contain substantial quantities of good quality groundwater, and are a valuable resource for long-term drinking water supplies and for sustaining local aquatic ecosystems. These areas consist of unconfined aquifers that are recharged directly from infiltration of precipitation and overland flow from surrounding bedrock areas.

Policies

1. Development, certain land use activities and public works within the vulnerable areas will conform with the policies on List A of the *Greater Sudbury Source Protection Plan*.

2. Severances of lots that would require the construction of new septic systems within the WHPA A and B or the IPZ 1 areas are prohibited. Existing registered lots may be developed with an onsite individual septic system and the expansion, maintenance or replacement of existing onsite individual septic systems is allowed.

3. In the vulnerable areas, the City will reduce stormwater runoff volume and pollutant loadings from developments where stormwater management facilities could be a significant threat by:

    a. encouraging the implementation of a hierarchy of source, lot-level, conveyance and end of pipe controls;

    b. encouraging the implementation of innovative stormwater management measures;

    c. considering flexibility in development standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, lot grading, ditches and curbing, driveway surfaces, and the use of open spaces as temporary detention ponds; and,

    d. supporting the continued implementation of source control programs, which are targeted to existing areas that lack adequate stormwater controls.

4. The City will ensure that water takings and recharge reduction from the Valley acquifer cease to be or do not become significant threats by only permitting expansions to the settlement boundaries (as part of a comprehensive review) where a detailed hydrogeological assessment of the aquifer has been completed, including but not limited to, an update of the current Tier Three Water Budget Model. The assessment must demonstrate that an increased taking or an increase to the settlement area will not adversely impact the aquifer's ability to meet municipal and other water supply requirements. Any new information, such as updated population forecasts, results from the Groundwater Monitoring Program or infrastructure upgrades will be taken into consideration.

5. The City will work cooperatively with appropriate agencies to ensure that all abandoned, unused or 'dry' wells are properly decommissioned, especially in the vulnerable areas.

6. The City will continue to ensure that the Zoning By-law will restrict land uses that have the potential to cause contamination of groundwater resources in areas identified on *Schedules 4a and 4b* as WHPAs and IPZs.

7. *In other areas, the City will consider the location of highly vulnerable acquifers and significant groundwater recharge areas when making decisions on planning and development.* (2019 MMAH Mod # 4)

8.4 SURFACE WATER RESOURCES – LAKES, RIVERS AND STREAMS

Greater Sudbury's hundreds of lakes and interconnected rivers and streams are resources that are vital to the City's image, economy and citizens. Most lakes in our municipality were negatively affected by acid deposition (i.e.,'acid rain') primarily due to the sulphurous emissions from local smelters between the 1930s and 1970s. In addition, those lakes occurring within the area most affected by local smelter emissions (approximately 81,000 hectares centered around the former City of Sudbury) were additionally harmed by the metal particulate fallout from the atmosphere and by large-scale soil erosion from loss of vegetation cover in the lakes' watersheds. The impacts were such that certain lakes in the municipality remained largely devoid of life for decades.

Past activities, soil erosion and land uses around lakes and in the lakes' watersheds also contributed to substantial nutrient enrichment of certain local lakes. Nutrient enrichment created large imbalances in the aquatic ecosystems, resulting in overgrowth of green algae and bacteria that reduce oxygen in the water to such low levels as to sometimes result in fish kills.

Starting in the early 1970s, a number of changes to human activities began to have positive effects on the local environment. Construction of taller smelter stacks and continuous improvements in industrial processes have lead to much lower ambient levels of atmospheric pollutants. Construction of municipal waste water treatment plants significantly curtailed phosphorus loadings into local streams, rivers and lakes. The revegetation of local watersheds beginning in 1978 reduced metal and nutrient loadings

to receiving waters. Finally, broad-scale removal of phosphorus from general lawn fertilizers by manufacturers in the 2000s also contributed to lower phosphorus inputs to local waterbodies.

Encouragingly, the health of our local lakes has greatly improved as demonstrated by numerous studies undertaken by the Cooperative Freshwater Ecology Unit at Laurentian University. Formerly lifeless lakes are becoming rich aquatic ecosystems, developing complex food webs and healthy shorelines. In terms of nutrient enrichment, phosphorus is the primary limiting factor to nuisance plant and algal growth on Canadian Shield lakes. A recent study showed that of 57 local lakes having at least three years of measured total phosphorus concentration data, twelve lakes display a significant decrease in concentration. None of the lakes display a significant increase in total phosphorus concentration.

The improvements in local lake health must be sustained. New threats are emerging, including climate change and rising incidence of cyanobacteria blooms that, under certain circumstances, can release toxins in water. To help reduce the risk of such blooms, phosphorus levels in the water must be regularly monitored and kept as low as possible through reduced input from development and activities in the watershed. The City will continue monitoring the quality of local lakes and will continue to work collaboratively with water-focused organizations in Greater Sudbury to share information. Everyone has a role to play in protecting, improving and restoring the quality and quantity of these surface water resources to ensure the continued vitality of our City. To that end, the City will continue to work collaboratively with nearly 30 local lake groups on education and outreach initiatives aimed at cultivating stewardship practices among shoreline homeowners.

Maintaining the linkage and related functions between ground water resources, hydrologic functions, natural heritage features and areas, and surface water features are also important considerations in land use planning and management to protect and enhance water quality. These considerations are addressed through watershed-based policies as outlined in Sections 8.2, 8.3 and 8.5. as well as those found in Chapter 9.

This Section outlines policies aimed at protecting surface water quality through the restriction and management of development on shorelines of lakes, rivers and streams. Being at the interface of land and water, shorelines are particularly important to water quality and fish and wildlife habitat. In addition to the policies outlined below, proper

stewardship and management of shorelines is also an important role for waterfront/near-waterfront property owners.

8.4.1 General Policies

In areas where watershed plans have been developed and approved by the City, these plans will establish specific policies relating to surface water features, including lakes, rivers, streams and wetlands. In areas where a watershed plan has not yet been developed, the following policies will apply:

1. Rivers are defined herein as the main channels of the Vermilion, Wanapitei, and Onaping Rivers. A stream is defined as any permanently flowing, natural watercourse that is not a river as defined above. Roadside ditches, small drainage ditches internal to established and proposed development projects and municipal drains are not considered to be streams.
2. A minimum 30-metre setback from the normal high water mark of a lake, river or stream will be required for leaching beds, unless otherwise defined in the Official Plan.
3. A minimum *~~20~~ 30*-metre setback from the normal high water mark of a lake or river, or a minimum 12-metre setback from the normal high water mark of a permanently flowing stream, will be required for all new development, excluding shoreline structures. A lesser setback may be considered by way of a change to the zoning by-law in the following circumstances:
    a. sufficient lot depth is not available;
    b. terrain or soil conditions exist which make other locations on the lot less suitable;
    c. the proposal is for an addition to an existing building or replacement of a leaching bed where the setback is not further reduced; or
    d. redevelopment is proposed on an existing lot and a net improvement is achieved; (2019 MMAH Mod # 5)

4. For lakes, rivers and streams where flood plain mapping has been developed, the policies outlined in Section 10.2 will take precedence if they result in more stringent setbacks from the surface water features than those listed above;

5. Development or redevelopment on a lot on any shoreline of a lake or river will be subject to site plan control, which will be implemented through a by-law.

The City will develop comprehensive site plan control guidelines outlining requirements for applications, including specific technical studies if needed.

6. Matters to be addressed in site plans will include, but are not limited to, the following:

    a. Appropriate location of buildings, structures and, on lots without municipal wastewater services, sewage treatment systems;
    b. Retention or restoration of a natural vegetative buffer in accordance with Section 8.4.5 to prevent erosion, sedimentation and nutrient migration;
    c. Maintenance and establishment of native vegetation cover on the lot whenever possible;
    d. Appropriate location and construction of roads, driveways and pathways, including consideration of the use of permeable materials; and
    e. Implementation of stormwater management and construction mitigation techniques, including proper re-contouring, discharging of roof leaders, use of soak-away pits and other measures to promote infiltration. Best management practices for stormwater control, including low impact development techniques, will be encouraged during shoreline development, as appropriate.

Program

1. The City will maintain a lake water quality model and monitoring program and will review both on an ongoing basis. The model has been developed to assess the recreational water quality of lakes as it relates to phosphorus only and does not include factors to assess fisheries values. The model will assist in the development of lake-specific watershed plans and the site plan control guidelines as outlined in Policy 8.4.1.5.

8.4.2 Lakes with Phosphorus Enrichment Concerns

Phosphorus is a natural element found in living matter, air, soil, and water that serves as an important nutrient for plant growth and for animal and human health. Phosphorus has been found to be a limiting nutrient in lakes on the Canadian Shield. This means that relatively modest amounts of phosphorus enrichment of surface water through

agriculture and urbanization can lead to eutrophication, a condition where the surface water has excessive growth of aquatic plants, green algae, and, at times, cyanobacteria (blue-green algae). The latter organisms can release toxins that affect human health.

The Province of Ontario has set an Interim Water Quality Objective (IWQO) of 20 µg/l for total phosphorus (TP) and suggests that, in general, average TP levels that are lower than 20 µg/l during the ice-free period should not result in nuisance concentrations of algae in lakes. The IWQO is not meant to imply that lakes that are currently well below this level should be managed so as to encourage them to reach 20 µg/l. The Province recognizes that each lake has its own distinct trophic status as represented by its TP concentration.

It is important that efforts be made to reduce phosphorus loadings to lakes and, rivers and streams from sources that can be controlled, such as septic systems, soil erosion, and fertilizers.

Policies

1. Notwithstanding the policies listed in Section 8.4.1, certain lakes within the City require special management consideration due to phosphorus enrichment. These lakes are divided into two management categories based on the measured or modeled degree of influence of phosphorus on the lakes: Enhanced Management 1 and Enhanced Management 2.
2. Lakes that have been categorized as Enhanced Management 1 are listed in Appendix A and must satisfy at least one of the following conditions:
    a. Lake exceeds the Interim Provincial Water Quality Objective for total phosphorus concentration by meeting both the following criteria:
        i. Lake has a measured, 10-year mean for total phosphorus (TP) that exceeds 20 micrograms per litre or if less than 10 years of data are available then mean TP exceeds 20 micrograms per litre for at least the five (5) most recent sampling years; and
        ii. Lake has a measured total phosphorus (TP) value in at least one (1) of the five (5) most recent sampling years that exceeds 20 micrograms per litre.
    b. Lake has a statistically significant increasing trend in total phosphorus concentrations based on a method established by the City

of Greater Sudbury.

3. Lakes that have been categorized as Enhanced Management 2 are listed in Appendix B and must satisfy at least one of the following conditions as determined by Hutchinson Environmental Services Ltd. in its 2015 report entitled "*Development and Applications of a Water Quality Model for Lakes in the City of Greater Sudbury*":
    a. Lake has a potential phosphorus load that could cause it to exceed the revised PWQO for total phosphorus concentration (i.e. Phosphorus Load ≥ Background + 50%).
    b. Lake has a high responsiveness to phosphorus loads.

4. Appendix A and Appendix B will be updated periodically in accordance with the policies of this section without an amendment to this Plan.

ENHANCED MANAGEMENT 1

5. For lakes listed in Appendix A, the City will undertake a causal study on individual lakes to determine the source of the phosphorus enrichment unless the source is already established.

6. For lakes listed in Appendix A, lot creation or land use changes that result in a more intensive use are not permitted where 1) municipal wastewater services are not available and 2) any portion of the leaching bed is or would be within 300 metres of the shoreline of a lake. This policy also applies to the nearest upstream lake(s) and connecting watercourse(s).

ENHANCED MANAGEMENT 2

7. For lakes listed in Appendix B, lot creation or land use changes that result in a more intensive use may only proceed on shoreline lots where a site-specific assessment demonstrates that the development will not negatively impact water quality and outlines the circumstances under which development should occur. Specific development requirements identified through the assessment will be implemented through site plan control.

SITE ASSESSMENTS

8. Where required for lakes categorized as Enhanced Management 2, a site-specific assessment will be prepared by a qualified professional in accordance with terms of reference approved by the City. Site-specific assessments will consist of the following elements at a minimum:
    a. Identification of recommended building and septic system (where appropriate) envelope and mitigation measures based on the site specific soil and topographic conditions, including but not limited to, detailed construction mitigation plans, enhanced shoreline setbacks and buffers if necessary, measures for protecting natural vegetation, and stormwater management.
    b. Monitoring to confirm that the vegetative buffer and stormwater mitigation measures are in place until such a time as construction is complete and an occupancy permit is issued and on an annual basis until such time as the lake is no longer listed on ~~either Appendix X or~~ Appendix B; and
    c. The assessment must be completed to the satisfaction of the Director of Planning Services and the recommendations of such an assessment will be implemented through a site plan control and/or other agreements registered on title.

8.4.3 Lake Trout Lakes

Lake trout lakes are rare. Only about one percent of Ontario's lakes contain lake trout, but this represents 20-25% of all lake trout lakes in the world. Of the 310 lakes in the City of Greater Sudbury, 8.7% or 27 lakes support lake trout populations (see Table 1). The lake trout is the only major, indigenous sport fish species in Ontario that is adapted to oligotrophic lakes (i.e. lakes with low levels of nutrients, high dissolved oxygen levels, and typically deep areas with very cold water). Since the lake trout is a sensitive species that is adapted to a narrow range of environmental conditions, specifically dissolved oxygen levels, lake trout lakes have been assessed by the Province with respect to a provincially defined dissolved oxygen criterion for the protection and sustainability of lake trout populations.

8.4.3.1 Lake Trout Lakes Over Threshold

Policies

1. Appendix C lists the lake trout lakes that are considered to be over threshold for new development on shorelines where the Province has determined that the Mean Volume Weighted Hypolimnetic Dissolved Oxygen (MVWHDO) level is measured to be at or below 7 ppm.
2. Appendix C will be updated periodicially in accordance with guidance from the Province without amendment to this Plan.
3. For lakes listed in Appendix C, lot creation or land use changes which result in a more intensive use are not permitted where 1) municipal wastewater services are not available, and 2) any portion of the leaching bed is or would be within 300 metres of the shoreline of a lake. This policy also applies to nearest upstream lake(s) and connecting watercourses.
4. For lake trout lakes that are not over threshold, Policy 8.4.2.7 will apply.

Table 1. Lake trout lakes in the City of Greater Sudbury.

Bassoon	Kumska	Upper Mowat
Bonhomme	Matamagsi	Waddell
Chief	Morgan	Wanapitei
Caswell	Nelson	West Morgan
Dewdney	Panache	Windy – OR
Fairbank	Parkin	Wolf
Fraleck	Rand	
Franks	Roland – NR 2	
Irish	Sam Martin	
Kukagami	Silvester	

Subwatershed: P (Panache), NR2 (Nelson River 2), OR (Onaping)
PGT: Put, Grow, Take
*Over-Threshold as determined by the Province using the Mean Volume Weighted Hypolimnetic Dissolved Oxygen (MVWHDO) level.

8.4.4 Exceptions to Policy 8.4.2.6 and Policy 8.4.3.1

Notwithstanding Policy 8.4.2.6 and Policy 8.4.3.1, lot creation may be permitted under the following conditions:

- to separate existing habitable dwellings, each of which is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake;
- where all new leaching beds would be located such that they would drain into a drainage basin of a lake that is not over threshold; or
- where a site-specific soils investigation prepared by a qualified professional has been completed showing the following site conditions:
    - the site where the septic leaching bed is to be located, and the region below and 15 metres down-gradient of this site, toward the lakeshore across the full width of the leaching bed, consist of deep (more than three metres), native and undisturbed, non-calcareous (<1% $CaCO_3$ equivalent by weight) overburden with acid-extractable concentrations of iron and aluminium of >1% equivalent by weight. Soil depth shall be assessed with test pits and/or boreholes at several sites. Samples for soils chemistry should be taken at a depth adjacent to, or below, the proposed leaching bed; and
    - an unsaturated zone of at least 1 ½ metres depth exists between the leaching bed and the shallowest depth (maximum) extent of the water table. The position of the water table shall be assessed with test pits during the periods of maximum soil saturation (e.g., in the spring, following snowmelt, or late fall).

8.4.5 Vegetative Buffers

Shoreline vegetative buffers are essential to maintaining and improving water quality. Shoreline vegetation acts as a filter, protecting lakes, streams and rivers from urban runoff from lawns and roads. Vegetation also stabilizes the shoreline and helps prevent erosion from storm runoff, wave action and ice. Wildlife and fish also benefit from shoreline vegetation on land and in the water.

Policies

1. New development along shorelines, such as boathouses, docks or other accessory structures, will be integrated, where possible, into the landscape such that vegetation is maintained and enhanced within the shoreline buffer area to:

    a. protect the riparian and littoral zones and associated habitat;

    b. protect the quality of the water by preventing erosion, siltation and nutrient migration;

    c. maintain shoreline character and appearance; and,

    d. minimize the visual impact of development.

2. It is the intent of this Plan to maximize the amount of natural vegetation within the shoreline buffer area. As such, the City may implement controls on the removal of vegetation by establishing limits on clearing, changes to the grade, and the placement of impervious surfaces along shorelines and stream banks. These regulations will be based on achieving the following targets:

    a. maintain a shoreline buffer area in a natural state to a depth of 20.0 metres from the normal high water mark of a lake or river; and,

    b. maintain a shoreline buffer area in a natural state to a depth of 12.0 metres from the normal high water mark of a permanently flowing stream.

    c. Notwithstanding the above, the following portions of the shoreline buffer areas are permitted to be cleared of natural vegetation:

        i. On a residential lot , a maximum of 25% of the required shoreline buffer area, but in no case is the cleared area to exceed a maximum of 276 m2;

ii. On any residential lot, the maximum length of the cleared area measured at the high water mark will be 25% of the length of the shoreline of the lot but in no case will the maximum length of cleared area measured at the high water mark exceed 23 metres in length.

iii. In any Commercial Zone, 33% of the area of the required shoreline buffer area of the lot

d. Within the area permitted to be cleared of natural vegetation only the following structures will be permitted: gazebos, boathouses, docks, water pumps, saunas, boat launches, marine railways, waterlines and heat pump loops.

Requirements for vegetative buffers will be implemented through the Zoning By-law and site plan control, where authorized.

8.5 STORMWATER

Stormwater can be a significant problem, especially in urban areas. Left unchecked, it can lead to increased risk of flooding hazards, increased erosion and pollution of rivers, streams and lakes, subsequent loss of recreation and habitat opportunities, and possible impairment of drinking water resources.

The management of stormwater, which includes water resulting from a storm event or a thaw, is as much about land management as it is about water management. Activities on the land will directly or indirectly determine the manner and intensity with which stormwater affects streams and lakes.

Urbanization increases impervious surface cover, such as roads, driveways and rooftops. These surfaces prevent infiltration of stormwater, which is forced to flow overland, creating significant erosion, pollution, or flooding problems. The purpose of managing stormwater is to control the quantity of stormwater runoff to reduce erosion and flooding, and to improve the quality of runoff to streams, rivers, lakes and groundwater. Climate change, in particular changes in seasonal temperatures and precipitation and extreme weather events, may affect the quantity and quality of stormwater and how it is managed.

8.5.1 Objectives

Stormwater management in the City is needed to:

a. ensure that the constraints and opportunities associated with urban drainage are properly recognized and are integrated into community plans and designs;

b. reduce, to acceptable levels, the potential risk of health hazards, loss of life and property damage from flooding;

c. reduce, to acceptable levels, the incidence of inconvenience caused by surface ponding and flooding;

d. ensure that the quality of stormwater reaching outlet-receiving lakes and rivers meets provincially accepted criteria;

e. ensure that any development or redevelopment utilizes best management practices such as low impact development, minimizes the impact of change to the groundwater regime, increased pollution, increased erosion or increased sediment transport, especially during construction;

f. maintain the natural stream channel geometry, insofar as it is feasible while achieving the above objectives; and,

g. build resiliency to climate change.

8.5.2 Subwatershed Plans

It is the intent of this Plan to ensure that proper stormwater management practices are undertaken to foster sustainability of the urban subwatersheds and provide opportunities for the enhancement of urban lakes and watercourses. Such plans will identify measures for stormwater quantity and quality control at a subwatershed scale in order to provide a coordinated strategy for stormwater management for all development within individual subwatersheds.

Policies

1. Priority for subwatershed plan development will be based on existing stormwater problems, sensitivity of the receiving waterbody, and/or development pressure.

2. Subwatershed plans will be developed as funding permits for the following subwatersheds which are ranked in their order of priority:

   a. Nepahwin/Robinson;
   b. Ramsey Lake;
   c. Whitson River;
   d. Azilda;
   e. Richard Lake;
   f. Junction Creek;
   g. Mud Lake;
   h. Simon/McCharles Lake;
   i. Chelmsford;
   j. Whitson Lake;
   k. Garson;
   l. Meatbird Creek – Lively;
   m. Coniston;
   n. Wanapitei;
   o. Dowling;
   p. Copper Cliff; and,
   q. Kelley Lake.

   The priority ranking for subwatershed plans may change in response to new information.

3. All subwatershed plans will incorporate the primary objective of no net increase in peak flow rates, unless a more stringent criterion has been identified. Subwatershed plans will also assess means of stormwater quality control to ensure the protection of urban subwatersheds and provide opportunities to improve the quality of receiving waterbodies.

4. Existing watercourses will be left in their natural state whenever possible. The banks must be able to convey either the Regional or 100-year storm peak flow.

8.5.3 Site-specific Policies

The *Engineering Design Manual* will be utilized to determine appropriate stormwater management measures for each site, supplemented by the policies included in this section and section 8.3, and technical and procedural guidance provided in the current version of the Ministry of the Environment and Climate Change's *Stormwater Management Planning and Design Manual*.

These documents will provide guidance for stormwater management measures applicable to activities such as waterfront development and the implementation of stormwater quantity and quality control measures for new development, re-development and retrofit situations, including public infrastructure projects.

Policies

1. For all new developments, an overland flow route must be clearly defined to provide continuous overland drainage of major system flows to the nearest major watercourse. The overland flow route (major system) will be entirely contained within the road right-of-way or easements. Conveyance of the 100-year or Regional design storm peak flow is required.

2. Applications for industrial development in areas where there are no municipal stormwater services will require a *Stormwater Management Report*.

3. Applications for draft plan approval of subdivisions and site plan approvals in areas where a subwatershed plan has been completed will demonstrate, through a *Stormwater Management Report*, how the proposed development will provide stormwater management in accordance with the subwatershed plan. Applications for draft plan approval of subdivisions and site plan approvals in vulnerable areas are subject to the policies of section 8.3 of this plan.

4. Applications for draft plan approval of subdivisions in areas where a subwatershed plan has not been finalized will include a *Stormwater Management Report* containing site-specific details as required by the City.

5. A *Stormwater Management Report* will contain the following:

a. The overall drainage plan for the site, indicating upstream drainage areas conveyed across the site and the ultimate outlet (major overland flow route) from the site to the municipal drainage system;

b. A plan of proposed on-site stormwater quantity control measures that will satisfy downstream capacity issues. Post-development peak flow rates from the site will be limited to pre-development peak flow rates, unless detailed analysis shows that such storage is not required;

c. A plan for erosion control;

d. A description of the measures proposed to control stormwater quality on-site. In particular, special measures must be proposed where a site is intended for industrial development; and,

e. A general grading plan, illustrating conformance with the City's overall stormwater management objectives.

6. The City will identify opportunities where retrofits can be effectively utilized to remedy existing stormwater problems.

7. For areas where a subwatershed plan has not advanced in sufficient detail to define regional downstream stormwater management facilities or where a development will result in unacceptable peak flow increases downstream, on-site stormwater management (storage) facilities for peak flow control will be required.

8. For small sites where it is impractical to implement on-site stormwater management measures (due to size or local site conditions), the City may collect cash-in-lieu of on-site stormwater management facilities to apply toward any regional stormwater facilities required.

9. Developers are required to construct, maintain and monitor the operation of all on-site quality ponds at their expense for a minimum period of two years after completion of housing. On-site stormwater management facilities will be designed in a manner that is compatible with the surrounding environment. Where appropriate, such facilities should be connected to recreational trails.

10. Maintenance will consist of annual monitoring of sediment accumulation in the pond forebay and quarterly inspections for trash removal as well as sediment removal and lawn mowing as required.

11. Stormwater management facilities for subdivisions will be on lands transferred at no cost to the City, in addition to any lands required to be dedicated for park purposes under the *Planning Act*.

12. Development and intensification are encouraged to maximize the use of pervious materials and manage stormwater as close to the source as possible.

Programs

1. The City's *Engineering Design Manual* will be kept current and will include Best Management Practices for stormwater management. This will include regular updates to the Intensity-Duration-Frequency Curve and consideration for best management practices relating to climate change.

9.0 Natural Environment

A healthy natural environment is critical to Greater Sudbury's quality of life. Our forests, wetlands, lakes, streams and wildlife are all part of a living system, contributing to local wild foods and fish, clean air, soil, water, and to our overall well-being. Healthy and plentiful natural features and areas also attract people to live, work, visit and invest in our City. As such, significant natural features and areas and their functions and relationships must not be compromised in the growth of our City and will be protected for long-term use. The built environment is to be integrated with natural features and areas and their functions in a manner respectful of the natural system's limits.

For the purposes of this Plan, the City's significant natural features and areas consist of:

- Habitat of Endangered and Threatened Species;
- Wetlands;
- Fish habitat;
- Significant Wildlife Habitat;
- Significant Areas of Natural and Scientific Interest; and,
- Sites of Geological Interest.

Nothing in the policies outlined in Section 9.0 is intended to limit the ability of agricultural uses to continue.

9.1 OBJECTIVES

It is the objective of the *Natural Environment* policies to:

a. ensure the continued existence of significant natural features and areas and their ecological functions in our City;

b. protect and enhance the ecological integrity and connectivity of natural features and areas;

c. achieve a balanced relationship between development and the natural environment by preserving natural features and areas; and

d. minimize the loss or fragmentation of natural features and areas, wherever possible.

e. Maintain, restore or, wherever possible, improve linkages between and among natural features and areas, surface water features and ground water features.

9.2 SIGNIFICANT NATURAL FEATURES AND AREAS

9.2.1 General Policy Framework

Policies in this Plan place a high priority on maintaining, enhancing and restoring significant natural features and areas and their functions. Most of the City's significant natural features and areas are identified on *Schedule 5, Natural Heritage* as overlays and symbols. The map scale and sensitivity of some of the features prevent the identification at a detailed level. As such, an amendment to the Official Plan will not be required to make minor modifications to the boundaries of existing natural and areas features depicted on *Schedule 5, Natural Heritage*.

Policies

1. Notwithstanding any land use permissions granted by this Plan, in certain circumstances an Environmental Impact Study (EIS) will be required to demonstrate that a proposed development will not negatively impact significant natural heritage features *and areas* or ecological functions present on or adjacent to a proposed development site. Submission of the EIS will be the responsibility of the applicant. The EIS will be prepared in accordance with Section 9.5. The type of EIS required for a particular development proposal will be determined by the City prior to or at the time of application. (OPA #2)

2. Due to the large geographic area involved and the limited resources of the City, not all of the significant natural heritage features and areas are identified on the Schedules to this Plan. While known significant features and areas are identified on Schedule 5, Natural Heritage, the significance of other features can only be determined after evaluation. In areas where, based on new evidence or experience, significant natural features and areas are thought to exist in or adjacent to a proposed development, proponents may be required to prepare an ecological site assessment to determine if the features and areas are, in fact,

present. Should the findings of the ecological site assessment reveal the occurrence of significant natural heritage features and areas, the proponent may be required to prepare an EIS in accordance with Section 9.5.

3. Wherever an EIS is conducted, the City may request a peer review that will be paid for by the development proponent.

9.2.2 Habitat of Endangered Species and Threatened Species

Endangered species and threatened species are of particular significance due to their low numbers and likelihood of disappearance without protection. Often the disappearance of a particular species is closely linked to the loss of habitat. Loss of species and their habitats are growing problems worldwide, resulting in action by governments at all levels.

The Ministry of Natural Resources and Forestry maintains records of endangered species and threatened species that are present in Ontario. The dynamic nature and sensitivity of these records prevent them from being displayed in the Official Plan.

Policies

1. Municipal staff, in collaboration with the Ministry of Natural Resources and Forestry when necessary, will determine the potential for habitat of endangered species and threatened species during pre-consultation or at the application stage of any new development or redevelopment proposals.

2. Development and site alteration are not permitted in habitat of endangered species and threatened species except in accordance with provincial and federal requirements.

3. Development and site alteration are not permitted on lands adjacent to habitat of endangered species and threatened species unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural feature or their ecological functions. Adjacent lands ~~*are considered to be within 50 metres of habitat of~~ to endangered species and threatened species may vary depending on general habitat descriptions. Habitat descriptions can be obtained through the Ministry of Natural Resources and Forestry. This area can be modified if justified by a study completed by a qualified professional.* (2019 MMAH Mod # 6)

9.2.3 Wetlands

Wetlands cover nine percent of the City. Open wetlands, which include marshes, fens and treeless bogs, make up less than half of these lands. The remainder consists of forested wetlands, such as thicket swamps and treed swamps.

Wetlands require protection from incompatible development to protect the important water-related functions they provide. Wetlands filter pollutants and sediments and reduce shoreline erosion, functions which help keep our lakes clean and healthy. Wetlands can also have a role in groundwater recharge and discharge and help reduce flooding hazards. Finally, wetlands often provide important habitat for fish and wildlife.

Many of the environmental functions performed by a particular wetland are specific to the watershed within which the wetland is located. Wetland occurrence and sensitivity of individual wetlands will therefore be determined by the watershed planning process.

Provincially significant wetlands are identified and delineated by the Ministry of Natural Resources and Forestry through the provincial Wetland Evaluation System. These wetlands merit special attention during land use planning to ensure that their significant features and functions are protected.

Policies

1. Watershed and subwatershed plans will determine the sensitivity of wetlands and establish appropriate land use policies.
2. In areas without a watershed or subwatershed plan, site-specific wetland occurrence and EIS requirements will be determined by municipal staff prior to or at the time of application.
3. In areas without a watershed or subwatershed plan, development and site alteration are not permitted in a wetland unless it can be demonstrated that there will be no impacts to the quality and quantity of surface water features that are hydrologically linked to the wetland and that losses of significant wetland features and functions will not occur.
4. Development and site alteration are not permitted in a provincially significant wetland. Where another land use designation in this Plan overlaps with and into lands within a provincially significant wetland, this policy will prevail to the extent of the overlap.

5. Development and site alteration are not permitted on lands adjacent to a sensitive wetland or a provincially significant wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on natural features or ecological functions. Adjacent lands are considered to be within 50 metres of any sensitive wetland, and within 120 metres of a provincially significant wetland. This area can be modified if justified by a study.

9.2.4 Fish Habitat

The City's numerous lakes, streams, rivers and wetlands offer considerable extents of habitat for over 38 species of fish, including several sport fish. The federal *Fisheries Act* and other provincial legislation protect fish habitat from incompatible human activities, especially discharges and construction in water.

Natural vegetative buffers along lakes, rivers and streams are to be maintained to protect fish habitat. Buffer widths will depend on the characteristics of the buffer, terrain conditions, and the desired buffer function. Buffer width may also vary depending on whether the receiving stream is coldwater or warmwater. Vegetative buffer policies are outlined in Section 8.4.7.

The spawning habitat for walleye, lake trout and brook trout is particularly sensitive to human disturbance occurring both in water and along the shoreline. As such, their habitat is recognized by this Plan as being 'sensitive' and known locations are shown on *Schedule 5, Natural Heritage*. Minor adjustments may be made to the boundaries of sensitive fish spawning habitat without amendment to this Plan.

Policies

1. Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements.

2. All construction activities will be mitigated to prevent impacts on receiving waters.

3. Development and site alteration shall not be permitted on adjacent lands to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Adjacent lands are considered to be within *~~30~~ 120* metres of fish habitat. This area can be modified if justified by a study. (2019 MMAH Mod # 7)

9.2.5 Significant Wildlife Habitat

Significant wildlife habitat is ecologically important and contributes to the quality and diversity of the City. For the purposes of this Plan, significant wildlife habitat, includes the following:

a. Habitat used by moose during the critical late winter period;

b. Great blue heron nesting sites; and,

c. Osprey nesting sites.

All known locations of the above features in the City are shown on *Schedule 5, Natural Heritage*.

Policies

1. Development and site alteration is not permitted within significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

2. Development and site alteration is not permitted on adjacent lands to significant wildlife habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Adjacent lands are considered to be within 120 meters of features listed in 9.2.5 a, b, and c.

9.2.6 Significant Areas of Natural and Scientific Interest

An *Area of Natural and Scientific Interest* is identified as provincially significant by the Ministry of Natural Resources because of its life science or earth science value related to protection, scientific study or education.

Policies

1. Development and site alteration are not permitted on lands in a significant *Area of Natural and Scientific Interest* unless it has been demonstrated that there will be no negative impacts on natural features or their ecological functions.

2. Development and site alteration are not permitted on lands adjacent to a significant *Area of Natural and Scientific Interest* unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Ecological function refers to the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions. Adjacent lands are defined as follows:

    a. significant *Area of Natural and Scientific Interest* – life science: 120 metres; and,

    b. significant *Area of Natural and Scientific Interest* – earth science: 50 metres.

9.2.7 Sites of Geological Interest

Sites of Geological Interest represent the rich geological heritage of the City and are to be protected from incompatible development, including infrastructure development.

Policies

1. Mitigative measures, including setbacks, may be required during development and site alteration to protect *Sites of Geological Interest*.

2. Public access should be incorporated into development plans, wherever possible.

9.3 FOREST RESOURCES

Wise forestry practices ensure not only the production of wood and wood products, but also maintain and enhance forest ecosystem conditions and productivity, protect and conserve forest soil and water resources, conserve the biological diversity of the City's forests, and provide sustainable economic and social benefits.

Within the City, large tracts of forested land exist primarily on Crown and mining company lands. Forests on Crown lands are managed for timber production and other purposes under the *Crown Forest Sustainability Act*.

Policies

1. On Crown lands, cooperate with the Ministry of Natural Resources and Forestry, the forestry industry, and other stakeholders to carry out sustainable forest management.

2. On private lands, recognize that forestry is a permitted land use in the *Agricultural Reserve* and *Rural Areas*.

3. On private lands that do not support production forests, retain trees and major woodlots, whenever possible, as one method of maintaining visual relief and conserving natural resources.

9.4 ECOSYSTEM RECOVERY: LAND RECLAMATION AND THE URBAN TREE CANOPY

In the early 1970s, small experimental trials established the best regreening method to overcome elevated metal levels in Sudbury's industrially impacted soils. These trials quickly evolved into a large-scale undertaking that employed hundreds of workers to apply lime to the soil, spread fertilizer and seed, and plant trees to begin the process of ecosystem recovery. Through its municipal Land Reclamation Program, Sudbury successfully 'regreened' thousands of hectares of formerly barren land, receiving international acclaim for achieving this transformation. This achievement is a vital asset for the City, both now and for the future, that has required large investments in time and money. As such, every effort must be made during development to protect soils and vegetation on land that has been reclaimed.

Thousands more hectares of land still need to be limed and planted to initiate ecosystem recovery. The intent of the Land Reclamation Program is to improve the quality of Greater Sudbury's terrestrial ecosystems and, by so doing, improve the health of the City's watersheds and urban and rural environments. Such initiatives are essential to maintain and improve our quality of place, and regreening efforts require an investment on the part of all citizens.

In the City's urban areas, trees provide environmental benefits including air quality improvement, stormwater retention, summer cooling of the built environment, wildlife habitat, shade canopy, and beautification of our streets and neighbourhoods. They also support efforts to mitigate and adapt to climate change. To enhance the urban tree canopy, this Plan supports the development of a municipal tree planting initiative to increase the tree cover in the City's *Living Areas* and *Employment Areas*.

Policies

1. It is policy of this Plan to support the continued reclamation of land that was severely impacted by past mining activities.

2. New development, redevelopment, and municipal infrastructure works on previously restored land will be required to mitigate any impacts to existing soil and vegetation. Where mitigation through avoidance is not possible, onsite soil erosion will be prevented and all vegetation removed will be replaced through appropriate and adequate site landscaping and/or land reclamation measures.

3. New development, redevelopment, and municipal infrastructure works on land in need of reclamation, will be required to reclaim the soil and vegetation onsite to a level equal to or greater than would be achieved through the City's Land Reclamation Program.

4. In order to protect and improve the urban tree canopy, applications for subdivision or site plan approval may require a landscape plan. The plans will include the following:

    a. a description of how natural vegetation is being retained as much as possible;

b. the identification of trees or stands to be retained;

c. measures to protect trees to be retained during and after construction;

d. a description of vegetation and trees to be removed and replacement strategy and measures;

e. a detailed planting plan to illustrate proposed replacement strategy and measures for lost vegetation, including trees; and,

f. the use of native and climate change resilient species wherever possible.

5. Municipal road improvement projects will be designed to include the provision of trees where appropriate in order to enhance urban aesthetics and to provide shade canopy and other environmental benefits.

9.5 ENVIRONMENTAL IMPACT STUDY

Two types of Environmental Impact Studies (EIS) exist - the scoped EIS and the full-site EIS. The nature of the proposed development and its setting will determine the appropriate type of EIS to be applied.

A scoped-site EIS addresses the EIS requirements in an abbreviated report form or checklist prepared by the development proponent or an environmental professional. A scoped-site EIS is usually applied to minor developments, such as single-lot severances, or where negative impacts are known to be minor based on experience with local conditions. The exact requirements of the scoped-site EIS will be established through consultation with municipal staff.

A full-site EIS is prepared by a qualified professional retained by the proponent for development proposals where the scoped-site EIS is insufficient to address potential impacts. A full-site EIS requires a greater level of detail appropriate to the scale of the proposed development.

Policies

1. A full-site EIS includes:

    a. a map showing the location of the study area, including the location and extent of any natural features and areas and the location of the proposed development;

    b. a description of the natural features and areas and their ecological functions in the study area;

    c. a description of the proposed development;

    d. a description of the proposed development's impacts on the natural features, areas and ecological functions (all phases of the proposed development, including post-construction, to be considered);

    e. a description of the actions that may be reasonably required to prevent, change, minimize or mitigate impacts on the natural features, areas and functions that could result from the proposed development;

    f. an evaluation of cumulative effects that the proposed development, in light of existing development and activities in the area, may have after mitigation on natural features, areas and ecological functions;

    g. a professional opinion as to whether or not the proposed development will have negative impacts on natural features, areas and ecological functions; and,

    h. a description of monitoring activities to be undertaken (and identification of those responsible for the monitoring) to ensure that the mitigative measures are having the desired effects.

10.0 Protecting Public Health and Safety

Various naturally occurring and human-made conditions can result in hazards to human health and safety, and damage or loss of value to property. The natural hazards identified by this Plan are flood-prone areas, unstable soils and wildland fire. Climate change, in particular changes in seasonal temperatures and precipitation and extreme weather events may alter and increase the risk associated with flood hazards and wildland fire hazards. Hazards that are the result of human activity are mine hazards, abandoned pits and quarries, contaminated sites and waste disposal areas. Lands impacted by some of these conditions or constraints are identified on *Schedule 6, Hazard Lands*. The schedule will be amended as additional information on hazard lands becomes available.

Development and site alteration on or near lands affected by natural or human made hazards is guided by a framework consisting of provincial policy, legislation and regulation and local policy and regulations. The framework varies depending on the type of hazard. It is the intent of this Plan to not aggravate existing hazards and direct development away from lands that are impacted by natural or human made hazards where there is an unacceptable risk to public health or safety or of property damage.

10.1 OBJECTIVES

It is the objective of these policies to:

a. identify existing and potential natural and human made hazards that are constraints to development and threats to public health, safety or property;

b. protect residents, businesses and property from natural and human-made hazards;

c. ensure that development on or near natural and human-made hazards recognizes and mitigates the potential adverse effects of those hazards;

d. outline the City's requirements for site assessment and, where required, clean up prior to the granting of planning approvals; and,

e. build resiliency to climate change.

10.2 FLOODING AND EROSION HAZARDS

Flooding hazards occur where lands adjacent to the shoreline of lakes, rivers or streams that are not normally covered by water become flooded due to rainfall, wind and other factors. Shorelines can also be subject to erosion and, on large lakes, wave uprush and other water related hazards such as ice jamming. As the climate changes, the risk associated with these hazards will change.

Conservation Sudbury is responsible for regulating development and site alteration on lands adjacent to the shoreline of lakes, rivers and streams impacted by flooding or erosion hazards across the majority of the City of Greater Sudbury. The Ontario Ministry of Natural Resources and Forestry (MNRF) is responsible for areas outside of Conservation Sudbury's jurisdiction. Conservation Sudbury and MNRF's areas of jurisdiction are shown on *Schedule 6, Hazard Lands*. Applicants are encouraged to consult with Conservation Sudbury or MNRF, as appropriate.

Conservation Sudbury prepared mapping showing lands that are subject to flooding hazards for those areas that it is responsible for within the City of Greater Sudbury. These Flood Plain areas are illustrated on *Schedule 6, Hazard Lands*. It should be noted that the Flood Plain boundaries shown are based on Conservation Sudbury mapping and represent a good approximation of the Flood Plain areas. However, to determine exact boundaries of lands affected by flooding or erosion hazards, plus any adjacent lands that may be subject to additional hazards and development controls, the Conservation Sudbury or MNRF should be consulted.

It is also recognized that there are large parts of the City for which Flood Plain mapping is not available. Should Conservation Sudbury or MNRF complete Flood Plain mapping for these areas, this information will be added through an amendment to the Official Plan. Final decisions on matters related to lands affected by flooding or erosion hazards, and adjacent lands, are subject to Conservation Sudbury or MNRF approval. Development will not be permitted where there is an unacceptable risk to public health or safety or of property damage.

Policies

1. Because flooding and erosion hazards may cause loss of life and may result in damage to property, development on lands adjacent to the shoreline of a watercourse or waterbody affected by flooding or erosion hazards are generally restricted and may be approved by Conservation Sudbury or MNRF. In addition, development on adjacent lands is also generally restricted and may be approved by Conservation Sudbury or MNRF.

2. Notwithstanding the above, development and site alteration is not permitted within a floodway regardless of whether the area of inundation contains high points of land not subject to flooding. Development and site alteration is not permitted in areas that would be rendered inaccessible to people and vehicles during times of a hazard, unless it has been demonstrated that the site has safe access appropriate to the nature of development and hazard.

3. For purposes of clarity, institutional uses such as hospitals, long-term care facilities, retirement homes, pre-schools, elementary schools and secondary schools; essential emergency services and industrial uses involving the disposal, manufacture, treatment or storage of hazardous substances are not permitted on lands subject to flooding or erosion hazards.

4. Uses that by their nature must locate within the Flood Plain including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows are permitted.

5. Any alterations to the terrain within the Flood Plain which may have an effect on drainage and the erection of any structures must first receive the approval of Conservation Sudbury or MNRF.

Programs

1. The City will work with Conservation Sudbury and MNRF to update hazard mapping for the City of Greater Sudbury.

2. The City, through the *Climate Change Adaptation Strategy*, will assess the risk associated with climate change and flood hazards and formulate appropriate strategies.

10.2.1 Existing Structures in the Flood Plain

Those buildings and structures existing within the Flood Plain on the date of the adoption of this Plan may be recognized as permitted uses in the implementing Zoning By-law. The improvement, expansion, alteration and replacement of existing structures lying in a Flood Plain may be permitted by site-specific amendment to the Zoning By-law provided that existing hazards are not aggravated. Appropriate flood protection measures will meet the approval of Conservation Sudbury or MNRF. F

10.2.2 Additional Hazard Land Policies

There are additional circumstances in the former City of Sudbury, Dowling, Azilda, Chelmsford, Lake Wanapitei and Lake Panache where additional policies apply. These policies are addressed in Section 20.7.

10.3 UNSTABLE SOILS

In some instances, the nature of the soil can be hazardous, particularly if it is unstable, such as organic soils. This Plan recognizes that there are areas of land in Greater Sudbury that have soils unsuitable for normal building practices, thus posing a risk to public safety and property. Conservation Sudbury addresses unstable soils through provincial legislation and regulations. This Plan is intended to minimize and eliminate risks to life and property associated with unstable soils. Final decisions on matters relating to unstable soils are subject to Conservation Sudbury or MNRF approval. Development will not be permitted where there is an unacceptable risk to public health or safety or of property damage.

Policies

1. Development is discouraged in areas with known or suspected unstable soils.

2. In order for development to be permitted in these areas, the City will require a geotechnical study to be conducted at the time of application for plans of subdivision and consents. The geotechnical study must provide information to indicate that:

   a. although the site is identified as having unstable soils, it is in fact suitable or can be made suitable for development by accepted engineering techniques; and,

   b. alterations to the site will not cause adverse environmental effects, create new hazards or aggravate the hazard elsewhere.

10.4 MINE HAZARDS AND ABANDONED PITS AND QUARRIES

Mine hazards may include any feature of a mine or any related disturbance of the ground that has not been rehabilitated to the prescribed standard, posing a risk to human health and safety, the environment and property. The approximate locations of potential mine hazards are shown on *Schedule 6, Hazard Lands*.

Abandoned aggregate pits and quarries are an area of land not previously licensed or permitted under the *Aggregate Resources Act* from which aggregate has been removed, leaving it in a form that is derelict, unproductive or incompatible with the surrounding landscape.

Rehabilitation is addressed by the Province of Ontario through the *Mining Act* and the *Aggregate Resources Act*. The intent of this Plan is to ensure that new development is adequately protected from these hazards. The *Brownfield Strategy and Community Improvement Plan* is designed to stimulate the rehabilitation of mine hazards, in conformity with this Plan.

Policies

1. Mine hazards and abandoned pits and quarries will be rehabilitated and safety hazards mitigated prior to the approval of new development.

2. Any development on a rehabilitated mine hazard will require consent from the Minister of Northern Development and Mines prior to the alteration, destruction, removal or impairment of rehabilitated features.

3. Any development on, abutting or adjacent to lands affected by mine hazards or abandoned pits and quarries must be supported by a study done by an appropriately qualified professional that:

   a. identifies any potential safety hazard;

   b. demonstrates that the site can be rehabilitated to mitigate the known or suspected hazard;

   c. establishes procedures for site rehabilitation and mitigation of the safety hazard; or,

   d. provides evidence that potential hazards do not exist on the site.

Programs

1. The City will monitor and adjust, as appropriate, the non-urban component of the *Brownfield Strategy and Community Improvement Plan*.

10.5 CONTAMINATED LANDS

Contaminated lands are those lands where the environmental condition of the property has been harmed through past activities. Although such lands represent a potential hazard due to real or perceived environmental contamination, opportunities for brownfield redevelopment may exist. The redevelopment of abandoned or underutilized industrial and commercial sites is consistent with policies encouraging increased intensification in built-up urban areas and other community objectives. Environmental contamination is addressed by the Province of Ontario through the *Environmental Protection Act*. The intent of this Plan is to ensure that development is adequately protected from these sites and encourage their remediation. The *Brownfield Strategy and Community Improvement Plan* is designed to stimulate the remediation and redevelopment of former commercial or industrial sites to residential or mixed use.

Policies

1. In order to ensure that there will be no adverse effects from any proposed development or intensification, environmental site assessments and, where necessary, remediation of less sensitive use sites are required prior to any change to a sensitive use. The City will require a Record of Site Condition acknowledged by the Ministry of the Environment and Climate Change prior to any such change in use.

2. All applications for development and intensification on less sensitive use sites will include a Phase I Environmental Site Assessment (ESA) prepared by a Qualified Person to the prescribed standards.

3. The City may use the tools available to it under the *Planning Act* to ensure that a site is suitable for its intended use prior to a change of use. These include, but are not limited to, Holding By-laws, Provisional Consent and Draft Plan of Subdivision Approval conditions.

Program

1. The City will continue to monitor and implement brownfield related changes to the *Environmental Protection Act*.

2. The City will monitor and adjust, as appropriate, the urban component of the *Brownfield Strategy and Community Improvement Plan*.

10.6 WASTE DISPOSAL ASSESSMENT AREAS

Waste Disposal Assessment Areas are shown on *Schedule 6, Hazard Lands* as an overlay designation. The existing or prior use of the lands for the disposal of waste may have an effect on future uses of these lands and possibly adjacent lands. In recognition of this, Waste Disposal Assessment Areas identify lands that are within the 500 metre area of influence from the property boundary of an open site or the fill area of a closed site. These areas are regulated in order to protect public health and safety and ensure land use compatibility.

Policies

1. No new development will be permitted on or within 300 metres of active or closed waste disposal sites. For lands between 300 metres and 500 metres of active or closed waste disposal sites, new development may be permitted provided the following requirements are met:

    a. studies of gas, leachate, hydrogeology and structural stability, soil and surface and groundwater contamination, presence of hazardous wastes and safety are completed which show that the development is compatible and can safely take place;

    b. written approval is received from the Province that the provisions of the relevant legislation are met; and,

    c. measures are taken to the satisfaction of the Province in consultation with the City to control and mitigate any problems identified in the study.

2. In areas subject to these policies, only uses compatible with the identified potential impacts may be permitted by an amendment to the Zoning By-law.

3. Development will not be permitted on lands which were used to dispose of waste, unless in accordance with provincial requirements.

10.7 NOISE, VIBRATION AND ODOUR

There are several areas in the city where sensitive land uses such as residential are in proximity to major facilities such as industrial uses or transportation corridors. The intent of this plan is to ensure that major facilities and sensitive land uses are compatible to protect human health and safety and ensure the long term viability of major facilities.

Policies

1. Major facilities and sensitive land uses will be appropriately designed, separated or buffered from each other in order to prevent or mitigate adverse effects from noise, vibration, odour and other contaminants.

2. 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.

10.8 WILDLAND FIRE

Areas of the city, based on the forest cover type, may be assessed as being associated with the risk of high to extreme wildland fire, from time to time. The intent of this Plan is to protect public health and safety and property by generally directing development away from such areas.

Policies

1. Development will generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire.

2. Development may be permitted in areas with hazardous forest types for wildland fire where the risk is mitigated in accordance with provincial standards such as FireSmart.

3. *Applicants may be required to undertake a site review to assess the level of wildland fire hazard and associated risk on and in the vicinity of proposed development lands.* (2019 MMAH Mod # 8a)

Programs

1. The City will work with the Province of Ontario to identify and establish planning approaches for lands with hazardous forest types for wildland fire *including those set out in the Ministry of Natural Resources and Forestry's Wildland Fire Risk Assessment and Mitigation Reference Manual* (2019 MMAH Mod # 8b). This work may be undertaken as part of the *Climate Change Adaptation Strategy*.

Part IV: Investing in Infrastructure

For Ontario municipalities, the financial costs tied to the upkeep and expansion of existing infrastructure will remain a constraint for years to come. The growing infrastructure deficit has come to dominate the municipal agenda and has instigated a re-examination of the relationship between cities and upper levels of government.

The challenges faced in addressing infrastructure needs are particularly relevant to Greater Sudbury. Our vast geographic area, combined with new obligations imposed under provincial directives, have resulted in a necessarily complex network of infrastructure that needs to be maintained, upgraded, and in some situations, expanded. Given the number of dispersed Communities and Non-Urban Settlements, servicing costs are disproportionate to our population base compared to other cities in Ontario. Although there is no intention by the City to extend services to *Rural Areas*, development in these areas will continue to create pressure to expand municipal services.

At the same time, this Plan presents opportunities to seek out improved efficiencies and implement innovative methods in service delivery. The Official Plan and related background studies provide a rational framework for sound strategic investments. The integration of new environmental technologies is also promoted, as guided by the *EarthCare Sudbury Action Plan* and other strategic planning in the energy sector.

The following chapters examine *Transportation* and *Utilities*. Policies and programs for their efficient use and development are presented, from prioritized road improvements to energy conservation initiatives.

11.0 Transportation

The City of Greater Sudbury covers a large geographic area, encompassing a number of Communities and Non-Urban Settlements of varying size and distance from the main urban area of *Sudbury*. Efficient and well-designed transportation links thus become essential to connect *Living Areas*, *Employment Area*s and other important uses such as mining and agriculture.

Despite our continued reliance on the automobile, public transit remains a key component of the transportation network. Since 2001, transit routes have been expanded to most communities. Enhancing the public transportation system and encouraging increased transit use are important objectives, particularly within the context of improving air quality, mitigating climate change and creating a healthy community.

For similar reasons, active transportation elements such as sidewalks, bike lanes, bike paths and walking trails need to be fully integrated components of the overall transportation system, providing safe access for pedestrians and cyclists supported by good urban design principles. Opportunities to engage in recreational and leisure activities are also tied to the transportation network.

11.1 OBJECTIVES

It is the objective of the transportation network policies to:

a. ensure that the existing transportation network is maintained in a state of good repair;

b. ensure that the transportation network provides safe, convenient and efficient and effective movement for all people and goods in Greater Sudbury;

c. support the expansion of the transportation network as demand justifies and ensure that improvements occur in a safe, efficient, environmentally sound and aesthetically pleasing manner;

d. coordinate the development of Greater Sudbury with transportation, public transit and active transportation infrastructure to effectively reduce the number of automobile-oriented trips and the associated environmental impacts;

e. promote all travel modes, including public transit and active transportation;

f. provide affordable, convenient and reliable public transit service that enhances mobility and access;

g. consider the needs of the physically challenged in the planning and design of all aspects of the transportation network; and,

h. support programs that aim to reduce the environmental impacts of certain modes of transportation.

11.2 ROADS

11.2.1 Road Categories

The main component of the transportation network is the road system. The criteria for classification are based on the function of the road, access, daily traffic volume, right-of-way width, design speed, and minimum intersection spacing. There are five road categories recognized by this Plan: Primary, Secondary and Tertiary Arterial, Collector, and Local. Highways 17, 69, 144 and 537 are Provincial Highways under the jurisdiction of the Province of Ontario. Highway 7042 (Secord Road)(Old Wanup Road), Highway 7279 (Estaire Road) and Highway 7286 (Bentley Road) are also under the jurisdiction of the Province of Ontario.

Roads in the City are classified as shown on Table 2. *Schedule 7, Transportation Network* shows the road plan for the City, including proposed and conceptual new roads and Provincial Highways. New Provincial Highway corridors may be planned, designed and constructed without amendment to this Plan. Ultimate right-of-way widths required to achieve the desired road network are indicated on *Schedule 8, Road Right-of-Way Widths*. All development adjacent to Provincial Highways is also subject to the safety and geometric requirements and permits of the Ministry of Transportation.

Private roads provide access to residential uses in *Rural Areas,* but are not maintained by the City. *Schedule 7, Transportation Network* indicates some but not all private roads in Greater Sudbury. It is the City's overall intention not to assume control over such

roads beyond what is determined to be feasible. The following eligibility criteria have been established for the assumption of private roads:

a. a registrable survey plan(s) of the road right-of-way is produced, meeting the minimum widths and geometric design standards for private roads;

b. property ownership of the right-of-way is acquired and fully transferable to the City at no cost to the municipality;

c. roads are constructed or improved to meet the minimum maintenance standards for assumption of private roads;

d. the proposed road is continuous with and/or connects to an existing municipal road or provincial highway;

e. the road must service year-round residential properties;

f. industrial, commercial and institutional roads will not be considered; and,

g. new private roads developed after January 1, 2001 will not be assumed by the City.

11.2.2 Road Improvements

Priority will be given to the maintenance of the existing road infrastructure over the construction of new roads. The City will establish and annually update a construction program for road improvements. Pursuant to the *Planning Act*, all public works must conform to this Plan. The rehabilitation of existing roads and the construction of new roads will include provisions, where appropriate, for:

a. public transportation in the form of such elements as stopping bays and exclusive transit links or lanes;
b. loading requirements and links to terminal facilities;
c. utility corridors and underground sewer and water services; and,
d. bicycle lanes and paths.

11.2.3 Traffic Studies

For proposed developments that may affect the function of any municipal road, the City may require that development applications be accompanied by a traffic study to assess such impacts and to propose mitigating measures.

Table 2 Road Classification

Class of Road	Function	Access	Right-of-Way Width (metres)	Daily Traffic Volume (vehicles per day	Design Speed (km/h)	Minimum Intersection Spacing (metres)	Other Regulations
Primary Arterial (Major Highway)	Connecting City with other major centres outside the City and/or interconnecting communities. Long distance person or goods movement travel through the City or between major activity areas within the City Traffic movement primary consideration.	Intersections with other arterial roads or collector roads Driveways to major regional activity centres	35-45 in urban areas 45-90 in rural areas	10,000-50,000	60-100	400	No on-street parking Buffers between the roadway and adjacent uses
Secondary Arterial	Connecting two or more communities or major activity centres; or Connecting between two primary arterial roads; Or Connecting a community or activity centre with a primary arterial road. Trip origin and/or destination along it, an intersecting tertiary arterial, intersecting collector or a local street intersecting with the collector. Traffic movement major consideration	Intersection with other roads Access from adjacent property strictly regulated and kept to a minimum	26-35 in urban areas 30-45 in rural areas	5,000-20,000	50-70	200	No on-street parking Buffers between the roadway and adjacent uses
Tertiary Arterial	Connecting small communities or Connecting communities to primary or secondary arterial leading to a recreational area. Trip origin and/or destination along it, an intersecting collector or a Local street intersecting with the collector. Traffic movement major consideration	Intersections with other roads Access from adjacent property Strictly regulated and kept to a minimum	26-35 in urban areas 30-45 in rural areas	5,000-20,000	50-70	200	No on-street parking Buffers between the roadway and adjacent uses
Collector	Connecting neighbourhoods or Connecting a neighbourhood with an arterial road. Trip origin and/or destination along it or an intersecting local street. Traffic movement and land access of equal importance	Intersections with other roads Regulated access from adjacent property	20-35 metres	1,000-12,000	50-80	60	On-street parking may be permitted Greater setbacks from roadway of adjacent uses
Local	Connecting properties within a neighbourhood. Trip origin and/or destination along its right-of-way. Traffic movement secondary consideration, land access primary function.	Intersections with collectors or other local roads Access from adjacent property permitted	+/- 20	<1,000	30-50	60	On-street parking is generally permitted. Goods movement restricted except for that having origin or destination along the road

11.2.2.1 Road Network Improvements: Implementation Priorities

Short, medium and long-term roadway improvements are based on the recommendations of the *City of Greater Sudbury Transportation Study* (2005). All of the road improvements were assessed to determine implementation priorities based on the following factors:

a. The degree to which the improvement addressed an existing problem, indicating the relative urgency of the required improvement.

b. The extent to which the improvement contributed in terms of a transportation benefit to the individual user and the business community.

Short-Term Roadway Improvements:

1. Extend Maley Drive to Lasalle Boulevard (four lanes). Extend Montrose Avenue to the Maley Drive extension.

2. Widen Maley Drive from two lanes to four lanes from Barry Downe Road to Falconbridge Highway.

3. Construct the new University link between Laurentian University and Regent Street.

4. Widen Municipal Road 15 to four lanes from Municipal Road 80 to Belisle Drive.

5. Widen Municipal Road 35 to four lanes from Azilda to Chelmsford.

6. Widen Lasalle Boulevard to four lanes between the CPR overhead and 0.3 km west of Notre Dame Avenue.

7. Widen the Kingsway to five lanes from the intersection of Lloyd Street and Brady Street to 430 metres east of Kitchener Avenue.

8. Provide a northbound right turn channelization at the Paris Street/Ramsey Lake Road intersection.

9. Provide dual eastbound, westbound and southbound left turn lanes and additional northbound and southbound through lanes at the Lasalle Boulevard /Notre Dame Avenue intersection.

10. Provide additional westbound and northbound left turn lanes at the Lasalle Boulevard/Barry Downe Road intersection, as well as one additional northbound through lane.

11. Provide left turn lane improvements and a right turn lane southbound along Falconbridge Highway.

12. Widen Municipal Road 80. Provide a continuous left turn lane from Donaldson Crescent to Second Street.

Mid-Term Roadway Improvements:

1. Widen Notre Dame Avenue to six lanes from Kathleen Street to Lasalle Boulevard.

Long-Term Roadway Improvements:

1. Widen Municipal Road 80 to six lanes between Lasalle Boulevard and Municipal Road 15.

2. Provide a continuous left turn lane on Falconbridge Road from Lasalle Boulevard to Garson-Coniston Road.

3. Extend Barry Downe Road north to Hanmer.

11.2.2.2 Localized Road Improvements

There are a number of local improvements that can be undertaken to provide relief to specific areas within the City. These improvements are expected to address localized capacity and operational issues that currently exist, thereby marginally improving the overall network. Potential local network improvements are indicated on *Schedule 7, Transportation Network*.

11.3 PUBLIC TRANSPORTATION

Although the automobile will remain the primary mode of personal transportation for the foreseeable future, public transportation will play an increasingly important role for the municipality. Increased public transit use will help the City improve air quality and achieve Kyoto targets, as well as alleviate traffic congestion on Arterial Roads.

The provision of public transit is also closely aligned with other municipal initiatives. A new emphasis on residential intensification that encourages higher densities within existing built-up urban areas will in turn support the expansion of transit services and increased ridership.

11.3.1 Programs

This Plan establishes policies that increase the capacity, enhance the attractiveness, and improve the operational efficiency of the public transit routes that serve the City. Measures to achieve improvements may include, but are not limited to:

a. the improvement of fare collection methods;

b. the promotion of public transit use through the introduction of transit passes and other tools;

c. development of transportation solutions and fare systems that entice students;

d. expansion of surface transit routes as part of new subdivision design and in accordance with locations where intensification occurs;

e. the improvement of bus stops with shaded structures integrated into bus shelters, route information displays, bus bay construction, and the addition of bike racks on buses; and,

f. improvements to the public transit system consistent with the *Greater Sudbury Accessibility Plan*.

11.3.2 Land use policies to support transit needs

The provision of public transit must be supported by compatible land uses policies and sound urban design principles in order to promote transit use as a viable option for residents. Transit-supportive policies form linkages with other City initiatives, including the need for increased residential intensification, ongoing efforts at downtown revitalization, and objectives established by the *EarthCare Sudbury Action Plan*.

Policies

1. Urban design and community development that facilitate the provision of public transit will be promoted.

2. Development proposals will be reviewed to ensure efficient transit routing so that all dwellings in the development are ideally within 500 metres walking distance of a bus stop.

3. Mixed uses and higher density housing along Arterial Roads and at other strategic locations are encouraged as a means of enhancing the feasibility of transit services, increasing ridership, alleviating traffic congestion and reducing reliance on the automobile.

4. Buildings should be sited as close to the street as possible to reduce walking distances for transit users.

5. Wherever possible, a well-placed and continuous road grid with relatively close spacing will be provided in order to facilitate the provision of public transit.

6. Pedestrian walkways, intersections of major roads, and pedestrian access systems are to be integrated with transit stops, and wherever possible, connected to trail systems.

7. The provision of public transit will be integrated into the long-term planning of future *Employment Areas*, including facilities for the convenience and comfort of transit users.

11.4 PARKING

The supply and cost of parking play a key role in the operation of the transportation network. These factors also influence the choices we make each day, on how we get to work and even where we shop. Parking policies may even impact preferences as to where we live, an important consideration in the promotion of residential uses in the *Downtown*.

Parking includes metered and unmetered spaces, private off-street lots, and general purpose off-street lots. The City operates a system of municipal parking lots at moderate short-term rates, most notably in the *Downtown* core. The majority of the parking supply, however, is provided by private operators who establish rates in accordance with market demand.

Policies

1. New developments generally must provide an adequate supply of parking to meet anticipated demands.

2. Based on a review of parking standards for various land uses in the City, parking requirements may be reduced in those areas that have sufficient capacity, such as the *Downtown* and other major *Employment Areas*.

3. Parking requirements may be reduced where feasible through implementation of the following tools:

    a. Establishment of minimum and maximum parking standards within the Regional Centre, Secondary Community Nodes and Regional Centres:

    b. Reducing parking requirements in the Regional Centre, Secondary Community Nodes and Regional Corridors where transit, cycling and pedestrian alternatives exist:

    c. Provision of shared parking facilities for uses with alternating high peak demand either by virtue of the uses or the time of day, time of week or seasonal demand; and,

    d. Provision of central, shared parking facilities that may result in greater parking and land use efficiencies.

4. Opportunities to reduce parking standards for development and intensification supported by a transportation demand management strategy will be reviewed and implemented if feasible.

5. Payment-in-lieu of providing parking spaces may be maintained provided that any revenue will be used for the construction of consolidated parking facilities in the general area of the development.

6. Standards for the provision of accessible parking will be reviewed to ensure an adequate supply of parking spaces for persons with disabilities, including additional on-street barrier-free parking in the *Downtown*.

7. Parking areas are subject to site plan control and *Chapter 14.0, Urban Design*.

11.5 GREATER SUDBURY AIRPORT AND AIRFIELDS

Located approximately 24 kilometres northeast of the *Downtown*, Greater Sudbury Airport is one of northern Ontario's busiest airports, linking the City to major centres such as Toronto, Ottawa, Thunder Bay and Sault Ste. Marie. Most of Northeastern Ontario's smaller communities also receive regular service from Greater Sudbury.

The Greater Sudbury Airport Community Development Corporation assumed ownership and governance of the airport with a mandate to improve the quality of air transportation services and to market the airport as one of the economic development engines of the community.

There are also a number of smaller, privately owned landing strips on land and water located throughout the City.

Policies

1. In order to take advantage of Greater Sudbury Airport's strategic location and function, a wide variety of commercial, institutional and industrial uses may be permitted to develop on the airport property. Notwithstanding existing designations, uses that supply airport-serving goods and services will be encouraged.

2. Greater Sudbury Airport facilities will continue to be improved in order to meet increasing volumes of air traffic and accommodate additional types of aircraft.

3. Development and land uses in the vicinity of the airport that may interfere with the function and safe operation of the Greater Sudbury Airport are not permitted. All proposed uses in the vicinity of the airport must comply with *Sudbury Airport Zoning Regulations*.

4. Areas affected by airport noise are shown as Noise Exposure Forecast Contours on *Schedule 6, Hazard Lands*. In order to protect the airport from incompatible uses, sensitive land uses will not be permitted in areas above 30 NEF/NEP. However, the redevelopment of existing sensitive land uses in areas above 30 NEF/NEP may be approved if it has been demonstrated that compatibility can be achieved and there will be no negative impacts on the long-term function of the airport.

11.6 RAIL

Settlement in the Sudbury area was first established in the late nineteenth century due to the construction of the trans-continental railway. Greater Sudbury continues to function as the main terminus for rail services in northern Ontario. CNR and CPR's main lines from Toronto, Montreal and Western Canada all converge in Greater Sudbury. Via Rail offers passenger service to points in Eastern and Western Canada, as well as Southern and northern Ontario. There are a number of industrial spurs owned by Inco Ltd., as well as a major Huron Central Railway spur to Sault Ste. Marie.

Greater Sudbury's rail infrastructure plays an important role related to our long-term economic growth and serves as an effective and efficient means of moving goods and people. Several historical land use issues, however, have resulted from the history of rail operations. Rail lines within the former City of Sudbury and the location of rail yards adjacent to the *Downtown* restrict growth in several directions. The rail yards also present aesthetic and environmental concerns.

Policies

1. The City will work with the rail companies to implement any feasible relocation of existing rail lines or rail yards.

2. Conflicts between rail facilities and sensitive land uses will be prevented or mitigated, wherever possible.

3. Any development proposal within 300 metres of a railway corridor or rail yard may be required to undertake a noise study and any development within 75 metres of a railway corridor or rail yard may be required to undertake a vibration study to help assess land use compatibility. These studies will be conducted in accordance with the appropriate rail company requirements and provincial guidelines.

4. Measures to mitigate any adverse effects from noise and vibration that are identified in the approved studies will form a condition of approval and be implemented at the applicant's expense.

5. Any development adjacent to existing railway corridors or rail yards will ensure that appropriate safety measures such as setbacks, berms, crash walls and security fencing are provided to the satisfaction of the City and in consultation with the appropriate rail company.

6. Any development proposal within 30 metres of an at-grade rail crossing will address the sightline requirements of Transport Canada and the appropriate rail company.

7. New at-grade railway crossings on the major road network as shown on *Schedule 7, Transportation Network* are discouraged. The City will cooperate with appropriate agencies and the rail companies to provide grade-separated rail crossings wherever feasible. At-grade crossings may be permitted for industrial spurs on local roads serving industrial areas.

8. Although Via Rail passenger service is currently accessed at Sudbury Junction and Capreol, the City will continue to promote the restoration of service to the *Downtown* utilizing the historic CPR Station on Elgin Street.

9. The establishment of transload facilities is encouraged in appropriate locations as a means of expanding the transportation sector.

11.6.1 Non-rail uses of rail lands

Due to the geographic context of railway rights-of-way and rail yards in Greater Sudbury and the pattern of adjacent land uses, it is important to assess any proposed non-rail use of railway lands on the basis of potential impacts on adjacent uses.

Policies

1. When reviewing proposed non-rail uses of railway lands, the City will:

    a. maintain railway corridors in public ownership and encourage linear uses such as trail linkages and transit corridors;

    b. recognize the importance of pre-existing uses adjacent to the railway corridors; and,

    c. assess non-rail uses in terms of their impact on adjacent uses rather than their relative impact in comparison to current or potential rail use.

11.7 ACTIVE TRANSPORTATION: PEDESTRIAN AND BICYCLE NETWORK

Protecting and expanding the existing pedestrian and bicycle network in the City is essential to creating quality of place. Trails promote healthy lifestyles and provide an alternative transportation network.

Existing and proposed components of the trail network, including the Trans-Canada Trail and Rainbow Routes, are indicated on *Schedule 9, Active Transportation Network*.

Policies

1. The existing pedestrian and bicycle network will be maintained and expanded through the creation of additional pedestrian walkways, trails and bikeways with adequate signage throughout the City.

2. Development proposals will be reviewed to ensure that there is adequate pedestrian access in new developments. The City may acquire lands to provide pedestrian facilities as a condition of approval. Wherever possible, the provision of adequate bicycle facilities will be encouraged.

3. Bicycle facilities for all new road links and road widening projects will be considered based on an assessment of safety, potential usage, cost, and linkages to major employment, educational, or recreational centres.

4. The maximum level of separation of pedestrians and bicyclists from motor vehicle traffic will be achieved through good road design practices.

5. Sidewalks facilitate active living and are an essential component of good neighbourhood design, providing a safe pedestrian environment and access to other transportation linkages such as transit stops and trails. Curbs and sidewalks in neighbourhoods also encourage walking and provide safety for children. It is policy of this Plan to provide the following on new and reconstructed roads, when feasible:

   a. Sidewalks on both sides of urban Arterial Roads and Collector Roads adjacent to developed lands;

   b. Sidewalks on at least one side of Local Roads;

   c. High quality pedestrian connections to transit;

   d. Pedestrian connections between neighbourhoods; and

   e. Pedestrian linkages to major attractions/generators.

6. Sidewalks are to be built and maintained to a standard that facilitates the mobility of persons with disabilities.

7. Barrier-free design of pedestrian facilities will be required through site plans.

Programs

1. The City will update the Bicycle Advisory Committee Reference Manual and undertake a bicycle network plan.

2. The existing bicycle and pedestrian network will be expanded, with special emphasis on major generators such as community centres and educational institutions, as well as enhanced linkages between communities, neighbourhoods and schools.

3. Pedestrian and bicycle safety programs within the City will be supported and coordinated.

4. Appropriate bicycle storage facilities will be provided at City-owned buildings and parks. Other public and private sector development will be encouraged to provide such facilities, especially in areas adjacent to transit corridors, institutional uses, mixed use areas and other *Employment Areas*.

5. Public awareness of the convenience, health and economic benefits of commuter cycling and walking will be promoted.

11.8 ACCESSIBILITY

Accessibility is a key consideration in the planning and development of our Communities, encompassing our streets, parks, public transit, libraries, social housing, and other functions of daily living. To address these concerns, the *City of Greater Sudbury Accessibility Plan* is to be completed on an annual basis. The report will identify accessibility priorities to be reviewed annually. The Accessibility Plan will also provide policy, program and service direction on accessibility issues to City departments and area businesses in consultation with the Accessibility Advisory Committee.

It is policy of this Plan to support the continued development of integrated, accessible services, programs and facilities that fully respect the dignity and rights of persons with disabilities. Recommendations from the Accessibility Plan are incorporated into relevant sections of this Plan consistent with the *Policy of Universal Access* adopted by the City.

11.9 PROGRAMS: ENVIRONMENTAL IMPROVEMENTS TO TRANSPORTATION

A key transportation-related goal identified by the *EarthCare Sudbury Action Plan* involves the reduction of greenhouse gas emissions from transportation sources. The City recognizes that the potential benefits from transportation improvements include, among other things, community-wide savings for transportation energy expenditures, improved air quality, health and quality of life benefits, and reduced wear and tear on roadways.

It is a policy of this Plan to support all programs that reduce the environmental impacts of transportation. These programs may include, but are not limited to the following:

1. To improve fuel efficiency, implement a Fleet Smart program and consider options such as hybrid vehicles.

2. Promote the use of alternative fuels for public transit and the community at large as such fuels become commercially viable.

3. Eliminate unnecessary use of vehicles by promoting public transit, walking and cycling in place of the automobile.

4. Create bicycle-friendly infrastructure, including the provision of additional bike lanes, bike paths and trails throughout the City.

5. Improve the effectiveness of the City's traffic signal programs and systems to reduce travel time and fossil fuel use.

6. Implement anti-idling regulations and a Drive Clean educational program.

7. Adopt transit-supportive land use policies to increase the use of public transit.

8. Implement a Salt Management Plan to address issues surrounding the application of road salt.

12.0 Utilities

Greater Sudbury has an extensive network of infrastructure serving a number of dispersed Communities and Non-Urban Settlements spread over a large geographic area.

The City is responsible for providing residents with three basic utilities and services:

1. The supply and distribution of drinking water;

2. The treatment of wastewater; and,

3. The collection and disposal of solid waste and the management of waste reduction programs.

The City also owns and operates Greater Sudbury Utilities, an energy and telecommunications utility which serves Greater Sudbury and West Nipissing. Additional energy and communication services are provided by a number of public and private sector organizations. All are subject to regulatory regimes established by government.

12.1 OBJECTIVES

It is the objective of the utility policies to:

a. provide residents with a reliable supply of high quality water and the safe disposal of wastewater;

b. ensure that the City's water and sewer capacities are adequate to service existing and proposed developments;

c. provide for the development of hydro, gas, oil and communications in coordination with the responsible private and publicly regulated agencies in order to service existing and proposed developments;

d. ensure the long-term disposal of solid wastes occurs in an orderly, environmentally sound and economically efficient manner;

e. reduce the quantity of solid waste produced by the community;

f. promote water and energy conservation and water and energy use efficiency across all sectors;

g. implement innovative concepts relating to energy use conservation through site planning, building design and efficient equipment and operations; and,

h. reduce and offset community greenhouse gas emissions through the promotion of new energy efficiency programs.

12.2 SEWER AND WATER

12.2.1 Provision of Sewer and Water Services

The City of Greater Sudbury is charged with the sole responsibility for the supply and distribution of water and the collection and disposal of sewage including trunk sewer systems and treatment facilities. The related infrastructure includes ten sewage treatment plants, four sewage treatment lagoons, two water treatment plants, and twenty-one deep wells.

The City will ensure that the sewer and water systems are provided in a manner that:

a. protects human health and the natural environment;

b. is financially sound and complies with all regulatory requirements; and,

c. is sustainable from the perspective of the water resources upon which services rely.

Schedule 10, Sewer and Water Serviced Areas shows the existing urban areas provided with public sewer and water services.
Additional policies on water are found in *Chapter 8.0, Water Resources*.

Policies

1. The City will continue to provide for the operation and maintenance of all existing water distribution systems, sanitary sewers and treatment facilities under municipal jurisdiction.

2. The upgrading or replacement of sewer and water infrastructure in need of improvement will be conducted as required, including the potential future development of a Lake Wanapitei water supply system to address long-term water resource needs.

3. Sewage disposal systems and water supply services will be extended to other areas of the City only if:

   a. alternative sources of water supply are not available or inadequate;

   b. a health hazard exists;

   c. environmental degradation is occurring; and/or,

   d. the area in question is within a settlement area.

12.2.2 New Development

Municipal sewer and water services are the preferred form of servicing for all new developments. Municipal sewer and water systems will accommodate all new development, except in unserviced or partially serviced areas where different land use and servicing policies apply.

Policies

1. Development in urban areas is permitted provided that existing and planned public sewage and water services have confirmed capacity to accommodate the demands of the proposed development. Alternatively, the proponent of the development will upgrade, at their own expense, the existing sewage and water systems to ensure adequate delivery and treatment facilities consistent with City standards, including the adequacy of fire flows.

2. It is policy of this Plan to ensure that water supply and sewer capacity are adequate to service development without major line or plant expansion. Official Plan amendments, rezonings, severance and subdivision approvals, minor variances and building permits will be denied if a water or sewage facility problems exists.

12.2.3 Individual Systems

Individual systems are privately owned water and wastewater systems, usually taking the form of a well and septic system. Many households also draw water from area lakes. While new development is primarily directed by this Plan to fully serviced areas of the City, developments in the *Agricultural Reserve*, *Rural Areas* and certain parts of *Living Areas* that are either partially serviced or unserviced are permitted to use individual systems subject to the policies of this Plan.

Policies

1. Where development is proposed outside fully serviced areas, the proponent must prove that the soil conditions of the proposed site are suitable for a waste sewage disposal system and that there is a proven source of potable water available. A hydrogeological assessment is required where the minimum lot size is less than 0.8 hectare (2 acres).

2. The City will work with its partners to encourage thata regular system of inspection of individually-operated water and wastewater systems is carried out throughout the City and that faulty systems are repaired, maintained and upgraded to meet health and environmental standards.

3. Connection to communal water and wastewater systems is prohibited without permission of the City.

4. There are many households throughout the City that are partially serviced by municipal water, most of which are located in *Rural Areas*. There are relatively few instances where households are partially serviced by municipal sewer.

a. Within settlement areas, new development may be permitted to allow for infilling and rounding out of partial services provided that there Is confirmed reserve sewage system or reserve water system capacity, whichever is applicable, and that site conditions are suitable for the long-term provision of such services. b. In the Rural Area where there are existing partial services, new lots may only be permitted on the basis of: limited infilling of the existing partial services provided that there is confirmed reserve sewage system capacity or reserve water system capacity, whichever is applicable; that site conditions are suitable for the long-term provision of such services; and, that the policies of this Plan regarding rural residential development and rural lot creation are met (see Sections 5.2.1 and 5.2.2). c. In the Agricultural Reserve where there are existing partial services, new lots may only be permitted provided that: there is confirmed reserve sewage system capacity or reserve water system capacity, whichever is applicable; that site conditions are suitable for the long-term provision of such services; and, that the policies of this Plan regarding lot creation in the Agricultural Reserve are met (see Section 6.2.2).

12.2.4 Communal Systems

Communal systems are another form of wastewater management. Communal systems are "shared" septic systems where water from each house is piped to a larger central unit. Due to environmental and financial concerns, communal systems are discouraged by this Plan as the availability of full services is quite extensive in the City.

Policies

1. Any new development on communal systems will require an Official Plan amendment.

2. The City does not intend to assume control of existing communal systems.

3. The creation or expansion of communal systems may be permitted only where financial tools are in place to ensure any possible future problems with the system would be addressed to the satisfaction of the City.

12.3 WASTE MANAGEMENT SYSTEMS

Waste management systems means sites and facilities that accommodate solid waste and includes recycling facilities, transfer stations, processing sites and disposal sites. The location, operation, monitoring, maintenance and rehabilitation of waste management systems are a City responsibility subject to compliance with the Ministry of the Environment and Climate Change regulations. *Schedules 1a, 1b and 1c, Land Use Map*, indicate the location of existing solid waste disposal and transfer sites.

Policies

1. Existing landfill sites will be utilized for as long as it is economically, environmentally and technically feasible.

2. Landfill sites will be established to meet projected needs, including disposal sites for special types of solid waste such as hauled sewage, as regulated under the *Environmental Assessment Act*.

3. Landfill sites will be closed and monitored in accordance with site Certificate of Approvals and applicable Provincial standards and requirements.

4. The expansion of a solid waste management site onto land not currently designated for waste management use will require an amendment to this Plan. Such an expansion will require an *Environmental Impact Study*, and be subject to appropriate Provincial standards and requirements, including the *Environmental Protection Act* and the *Environmental Assessment Act*.

5. The City will consider the implications of development and land use patterns on waste generation, management and diversion.

Program

1. The City will investigate methods to increase waste reduction and waste diversion efforts, and will promote and participate in programs aimed at achieving such objectives.

12.4 UTILITIES AND COMMUNICATIONS

There are a number of public and private sector entities which are responsible for the delivery, regulation and maintenance of energy and communication services, including hydroelectric power supply, oil and gas lines, and communications systems. All organizations comply with a regulatory framework established by government.

Greater Sudbury Utilities, an energy and telecommunications utility wholly owned by the City of Greater Sudbury, supplies electricity to residential and commercial customers in Greater Sudbury and West Nipissing. This community-owned company also maintains an advanced fibre optic telecommunications network.

Policies

1. Utility lines and plants will be installed in an efficient and economical manner with minimal disruption to existing development and the natural environment.

2. Where economically feasible, utility and transmission lines are to be installed underground in living, employment and recreational areas so as to minimize their adverse visual impact on the environment.

3. The City will actively participate with the responsible authorities in planning for the future expansion and location of power supply services and communication systems servicing the City. The proponents of such expansions will satisfy the City that there will be no major impacts from the development as related to environmental, economic, social, transportation and other concerns as determined by the City.

12.5 RENEWABLE ENERGY GENERATION

Renewable energy generation is the production of energy from continually available natural sources that regenerate at the same rate as they are consumed. Examples include solar, wind, and geothermal energy sources. Greater reliance on renewable energy is critical in achieving the vision and goals of this plan relating to climate change resiliency and mitigation.

Policies

1. This Plan supports the continued transition to and reliance on renewable energy.

2. Renewable energy generation shall be permitted in accordance with all federal and provincial requirements, excepting hydroelectric technologies.

3. Renewable energy generation may be subject to studies to demonstrate how the potential adverse impacts, such as noise, dust, vibration, air quality, and water quality and quantity shall be mitigated.

4. Renewable energy generation, excepting hydroelectric technologies, shall be permitted in all land use designations, subject to the other relevant policies of this Plan, and shall:

    a. Only be permitted outside of settlement areas;

    b. Only be permitted outside of the Agricultural Reserve; and

    c. Only be permitted outside of any Provincially Significant Wetland.

12.6 ENERGY EFFICIENCY PROGRAMS

Policies and programs that incorporate and promote energy efficiency are necessary to achieve goals established by the *EarthCare Sudbury Action Plan*. Reducing energy use,

providing consumers with access to public transit and active transportation infrastructure, and developing energy efficient subdivision, street and building designs are encouraged by this Plan. Attracting new businesses in the energy and environmental services sector to locate in Greater Sudbury is another strategy to make the City a municipal leader in energy efficiency.

The City of Greater Sudbury has initiated a program of municipal energy retrofits utilizing solar wall construction and geothermal heat pumps in City-owned facilities. Additional improvements in energy conserving design will be implemented as part of the City's ongoing energy planning initiatives. Alternative methods of heating, cooling and constructing buildings need to be promoted as the City works towards reducing greenhouse gas emissions and meeting Kyoto targets.

Programs

1. This Plan supports the continued development of programs to conserve energy and improve energy efficiency across all sectors.

2. The City will implement a Landfill Gas Utilization Project to collect and use the energy from landfill gas as an effective means of converting waste to energy where economically feasible.

3. This Plan supports district energy plants as an efficient method of supplying heating, cooling and electricity to buildings. The environmental benefits of co-generation plants are recognized for their contribution to cleaner energy sources and reduced greenhouse gas emissions.

4. Geothermal projects based on the small district energy system model will be facilitated by this Plan to meet the heating and cooling needs of new clusters of environmental businesses.

5. The introduction of hybrid and alternative fuel vehicles is encouraged in support of the bio-diesel project and other energy efficiency programs.

Part V: Developing Quality of Place

Improving the quality of our urban environment, including the preservation and integration of natural features, is necessary to make the city more appealing to residents, visitors and investors. To create such a dynamic involves not only physical design, but all elements that collectively contribute to our urban fabric – what we offer in terms of neighbourhoods, streetscapes, natural features, recreation, arts & culture, and other amenities. Within this context, our cultural heritage assets play an important role in establishing a sense of place and identity, by conveying the activities and processes that have shaped our community.

Urban design guidelines are required to promote high quality architecture and streetscapes, as well as protect the integrity of our existing built form. This is particularly relevant for the *Downtown*, which has suffered in recent years from a deterioration of the built environment that is having a negative impact on the City's image. Such initiatives must be encouraged in order to enhance quality of place. The City must show leadership by adopting high standards of design for public spaces.

A focus on urban design and heritage preservation offers opportunities to create a unique lifestyle city. Greater Sudbury's natural beauty and ecology can be protected and celebrated through their integration into the urban landscape. Promoting innovative developments in eco-sensitive design will also help us achieve objectives set out in the *EarthCare Sudbury Action Plan*.

To enhance quality of place, this Plan calls for a renewed emphasis on *Heritage Resources* and *Urban Design*. *Community Improvement Plans* are another tool that can be utilized to improve specific areas of the City. Chapter 15.0 presents guidelines for the implementation of *Community Improvement Plans*.

13.0 Heritage Resources

The conservation of Greater Sudbury's heritage resources, including built heritage, archaeological resources, and cultural heritage landscapes are directly linked to the identified need to improve quality of place. These valuable cultural assets will strengthen the City's identity and appeal, instill a sense of pride in local citizens, and attract the interest of visitors.

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.

Policies aimed at protecting heritage resources are consistent with Healthy Community determinants that form the underlying foundation of this Plan, and will bolster quality of place initiatives that are tied to the *Economic Development Strategic Plan*.

13.1 OBJECTIVES

It is the objective of the heritage resources policies to:

a. promote the conservation, restoration and rehabilitation of all heritage resources;

b. ensure that heritage features are passed on for the enjoyment and care of future generations;

c. prevent the demolition or inappropriate alteration of heritage resources;

d. identify a range of features so they can be conserved and integrated into the community, including, buildings, sites, landscapes and artifacts of historical, archaeological and architectural significance; and,

e. involve the public in heritage resource decisions affecting the City.

13.2 HERITAGE STRUCTURES, DISTRICTS AND CULTURAL LANDSCAPES

The *Ontario Heritage Act* is the legislative tool with which municipalities in Ontario can identify and preserve historic buildings, districts and archaeological sites. The Act sets out a prescribed process and criteria for designations, as well as the decision framework for the alteration and demolition of designated properties as determined by the City. It also requires the City to keep a register of property situated in the municipality that is of cultural heritage value or interest.

The City, in cooperation with property owners, may designate individual property, by by-law under Part IV of the *Ontario Heritage Act*, individual buildings and structures as heritage properties.

Areas or groupings of properties of cultural heritage value or interest may also be designated under Part V of the *Ontario Heritage Act* as heritage conservation districts. These districts may include entire neighbourhoods and their related elements, as well as cultural heritage landscapes closely tied to the history of place.

Policies

1. The City will prepare, publish and periodically update a Register of the City's cultural heritage resources in accordance with the *Ontario Heritage Act*. This Register will also contain non-designated properties that have been identified by the City as having significant cultural heritage value or interest.

2. A cultural heritage impact assessment will be required for development and intensification proposals or public works that include or are contiguous to a property designated under the *Ontario Heritage Act* or non-designated property included on the Municipal Heritage Register. The cultural heritage impact assessment will be undertaken in accordance with the policies of this plan. The City will determine the need for a cultural impact heritage assessment in consultation with the owner/applicant. A cultural heritage impact assessment will include the following elements:

    a. identification and evaluation of the cultural heritage resource;

b. graphic and written inventory of the cultural heritage resource;

c. assessment of the proposal's impact on the cultural heritage resource;

d. alternatives to the proposal;

e. identification and justification of the preferred option; and

f. means to mitigate impacts, in accordance with *Chapter 13.0, Heritage Resources*;

3. The City may prevent the demolition or inappropriate alteration of any heritage resource designated under the *Ontario Heritage Act* by the City or Province.

4. 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.

The City will also encourage methods of conservation including:

a) repairing or conserving building materials and finishes and other components that are part of a property's heritage attributes;

b) retaining and maintaining the visual settings and other physical relationships that contribute to the cultural heritage value of the property;

c) retention of a built heritage resource as a heritage monument for viewing purposes only;

d) salvaging elements of the resource for incorporation into a new building or structure for future conservation work or displays; and,

e) documentation for the City's archives.

5. 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.

6. In order to protect the railway heritage connected to the founding of the community of Sudbury, the CPR Station and CPR Telegraph Office on Elgin Street will be preserved and protected from inappropriate development.

7. Heritage conservation districts and cultural heritage landscapes will be protected, maintained and incorporated, specifically through the regulation of uses that detract from the traditional landscape.

8. Where an area is designated as a heritage conservation district, partial demolition, alterations, renovations, repairs, additions, development or intensification may be allowed at the City's discretion and may be subject to a cultural heritage impact assessment.

9. The City may permit the transfer of surplus density rights from sites with heritage buildings to adjacent or nearby properties in order to facilitate the conservation, retention or adaptive reuse of a particular heritage resource. Unused density may be transferred to another site provided that:

   a. the relevant property is designated under the *Ontario Heritage Act*; and,

   b. the downzoning of the donor site and up-zoning of the recipient site takes place.

10. Retrofits for achieving energy efficiency will only be undertaken in a heritage building where it is demonstrated that retrofitting can be accomplished without compromising the heritage integrity of the building;

11. In attaining accessibility goals, the City will endeavour to provide access solutions in a manner that respects the cultural heritage value or interest of a protected property. The City recognizes that standardized designs may not always suffice and that each heritage property will require unique accessibility plans to ensure that alterations do not adversely affect the heritage attributes. The City encourages this practice for privately-owned heritage buildings that are open to and used by the public;

12. The City will support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging adaptive reuse of older and existing building stock;

13. The City will make every effort to identify, conserve and protect known cultural heritage resources and areas of archaeological potential when undertaking municipal public works, such as roads and infrastructure projects, carried out under the Municipal Class Environmental Assessment process. When necessary, the City will require archaeological assessments and heritage impact assessments and satisfactory measures to mitigate any negative impacts to cultural heritage resources;

14. The City will encourage local utility companies to place equipment and devices in locations which do not detract from the visual character of cultural heritage resources and do not have a negative impact on the architectural integrity of those resources; and,

15. In the event that demolition, salvage, dismantling relocation and/or irrevocable damage to a cultural heritage resource is determined through heritage impact assessment or other City review process to be unavoidable, thorough archival documentation is required to be undertaken by the proponent and made available to the City for archival purposes. This documentation must be prepared by a qualified person and include at least the following as appropriate or additional matters as specified by the City:

    a) architectural measured drawings;

    b) a land use history; and,

c) photographs, maps and other available material about the cultural heritage resource in its surrounding context.

Programs

1. The City may undertake a study to identify and evaluate areas and landscapes of potential cultural heritage value or interest. Landscapes of cultural heritage value or interest may be designated pursuant to the *Ontario Heritage Act*, or as areas of cultural heritage character and recognized for their specific heritage character in this Plan.

2. The City may establish heritage design guidelines and/or cultural heritage impact assessment guidelines that assist in the design and review of adaptive reuse proposals.

3. The City may establish a grant program for designated heritage properties. The intent of this program would be to help alleviate some of the financial burden placed upon property owners in the maintenance and conservation of heritage resources or the adaptive reuse of a designated heritage property.

13.3 ARCHAEOLOGICAL RESOURCES

Archaeological resources may include artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Policies

1. Disturbance of known archaeological sites and areas of archaeological potential are discouraged by this Plan. This Plan encourages mapping the archaeological resource potential of the City of Greater Sudbury in order to better determine

where an archaeological resource assessment will need to be conducted by a licensed archaeologist. Until such mapping is completed, development applications will be screened for archaeological potential in accordance with provincial standards.

2. Any alterations to known archaeological sites and areas of archaeological potential will only be performed by licensed archaeologists in accordance with the *Ontario Heritage Act*.

3. Where a development may cause an impact to archaeological resources or areas of archaeological potential, an archaeological assessment will be required in accordance with the Ontario Heritage Act. Archaeological resources that are located on a proposed development site will be conserved.

4. The local police, Cemeteries Regulation Unit of the Ministry of Consumer Services and the Ministry of Tourism, Culture and Sport will be contacted by the proponent if an identified human cemetery, marked or unmarked human burial site is discovered during land use development.

5. The City may maintain the integrity of archaeological resources by adopting zoning by-laws under Section 34 of the *Planning Act* to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource.

Program

1. The City may undertake the preparation of an *Archaeological Management Plan* in collaboration with Indigenous communities. The Plan will identify and map known archaeological sites registered with the Ontario Archaeological Sites Database, as well as areas within the municipality having archaeological potential. The Plan may also outline policies, programs and strategies for the conservation of archaeological resources, including how Indigenous communities

will be engaged in the implementation of the Plan to ensure their interests are considered in the conservation of cultural heritage and archaeological resources.

2. The City will regularly update municipal archaeological resource mapping as new archaeological sites are identified and entered into the Ontario Archaeological Sites Database.

14.0 Urban Design

Urban design, the multi-disciplinary and collaborative process that gives shape to the form, character and relationships between the various physical elements that make up the city, matters.

How we design our public realm (e.g. streets and parks), private development sites, neighbourhoods, communities and city is essential to improve the overall quality of the built environment, attract economic development opportunities and the skilled labour required to achieve strategic planning goals, maintain accessibility, improve safety and security, build sustainable environments and resilience to climate change.

The City, through this Official Plan, other *Planning Act* tools and other public projects has an important role in shaping design. The intent of this Plan is to provide broad urban design direction to improve the quality and character of future public and private projects. These broad directions will be further articulated through a comprehensive set of *Urban Design Guidelines*.

14.1 OBJECTIVES

The objective of the urban design policies are to:

a. encourage well designed and high quality communities, neighbourhoods and public realm;

b. encourage well designed and high quality development and intensification;

c. promote an environment that is accessible, safe, sustainable and climate change resilient;

14.2 GENERAL

Policies

1. The City will exemplify high quality urban design in infrastructure and other public projects through the implementation of the policies of this Plan and the *Urban Design Guidelines*.

2. The City will require high quality urban design in the review of all *Planning Act* applications through the implementation of the policies of this Plan and the *Urban Design Guidelines*.

3. The policies of this section will be used to evaluate matters such as:

    a. patterns of movement and the physical and social connections that exist between people and places;

    b. the interrelationship between built and unbuilt spaces that comprise the public realm and private developments;

    d. the protection and integration of the natural environment and cultural heritage resources; and,

    e. accessibility, safety, sustainability and climate resilience.

14.3 COMMUNITY AND NEIGHBOURHOOD DESIGN

Given the number of diverse Communities and Non-Urban Settlements, Greater Sudbury is very much a city of neighbourhoods. Good urban design that respects existing built form and character can enhance the appeal of these neighbourhoods, including the

integration of natural features. The following policies are established in order to promote a higher standard of community design.

Policies

1. The City will encourage community and neighbourhood design that:
   a. creates a distinctive community character and strong sense of place;
   b. integrates a mix of land uses such as living areas, employment areas, institutional uses and parks and open spaces;
   c. fosters active transportation and public transit;
   d. incorporates natural and cultural heritage features and areas;
   e. provides an interconnected network of parks and open spaces; and,
   f. creates accessible, safe, sustainable and climate change resilient places.

2. Buildings, structures and other design elements that complement the surrounding built form and character are encouraged.

3. Streets are significant public realm elements that provide connectivity, serve pedestrians, cyclists, public transit and vehicles, provide space for stormwater management and other municipal services and private utilities, trees and other amenities. Streets will be designed to perform these diverse roles balancing the needs of various users within the right of way.

4. Area streetscapes are to be improved over time to provide safe, attractive, interesting and comfortable spaces through appropriate upgrades, such as landscaping, lighting, sidewalks, paving, street furniture and public art. These treatments should complement adjacent built form and open spaces, adding to a neighbourhood's character.

5. The street grid is a major organizing element in many Communities that is to be maintained and improved. To improve connectivity and mobility, where these

streets meet major topographic features or other barriers, pedestrian and cyclist infrastructure should be provided.

6. Wherever possible, natural features and functions should be integrated into the urban landscape in order to preserve and promote the City's natural beauty and ecology.

7. The City will promote the design, conservation, enhancement and creation of significant public open spaces that contribute to the City's image. These open spaces will complement and support the uses, scale, design features and activities generated by surrounding uses and buildings.

8. To the extent possible, *Living Areas* will be connected through the use of open space corridors, trails, sidewalks and streets so that neighbourhoods and schools are linked and interaction is facilitated.

9. New parks and open spaces will be located and designed to connect and extend, wherever possible, to existing parks and open spaces, provide a comfortable setting for community events as well as individual use, provide appropriate space and layout to meet recreational and other needs, and emphasize and improve unique aspects of the community's heritage.

10. Grassing and tree planting activities in the area are to be continued under the Land Reclamation Program. Additional policies on land reclamation and the urban tree canopy are found in Section 9.4.

11. Adequate weather protection, seating, visibility and lighting at transit stops will be provided wherever feasible.

12. The visual appeal of the urban environment will be enhanced by improving area signage. This may occur through the adoption of new sign regulations.

13. Landscape buffers between non-residential development and adjacent residential areas will be provided.

14.4 SITE AND BUILDING DESIGN

The design of sites and buildings influence the quality, activity, comfort and safety of public realm elements such streets, parks and open spaces.

Policies

1. Development and intensification will be located an organized to fit with its existing or planned context. It will frame and support adjacent streets, parks and open spaces to improve activity, comfort and safety by:

    a. generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback. On a corner site, development and intensification should be located along both street frontages and give prominence to the corner. On a site that terminates a street corridor, the development should acknowledge the prominence of that site;
    b. massing buildings to define the edges of streets, parks and open spaces in good proportion;
    c. creating appropriate transitions in scale to neighbouring existing or planned buildings;
    d. locating main building entrances so that they are clearly visible and easily accessible from the public sidewalk;
    e. providing ground floor uses that have views into surrounding streets, parks and open spaces; and,
    f. minimizing shadowing and uncomfortable wind conditions on surrounding streets, parks and open spaces to preserve their utility.

2. Development and intensification will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and the public realm by:

    a. minimizing the number of curb cuts and driveways that cross the public sidewalk;

b. limiting surface parking between the front face of the building and the public street and sidewalk;
c. locating servicing and utilities towards the sides or rear of the building and screening the servicing from views from adjacent streets;
d. integrating servicing and utility functions within the building, where possible; and,
e. providing adequate landscaping and buffering between adjacent properties.

3. Development and intensification will provide amenity for adjacent streets, parks and open spaces by making these areas attractive, interesting, safe comfortable and functional by:

a. improving adjacent boulevards and sidewalks through sustainable design elements including without limitation trees, shrubs, plantings or other ground cover, permeable paving materials, street furniture and bicycle parking facilities.
b. coordinating landscape improvements in setbacks to create attractive transitions from the private to public realm;
c. providing, where appropriate, weather protection such as canopies and awnings;
d. providing landscaped open space within the development site;
e. landscaping the edges of surface parking lots along streets, parks and open spaces to define edge condition and provide screening;
f. providing safe pedestrian routes and landscaped areas within surface parking lots; and,
g. providing bicycle parking facilities and, where appropriate, public transit infrastructure, within the development site.

14.5. SAFETY AND ACCESIBILITY

The design of all buildings will have regard for public safety in terms of road and driveway entrances, walkways, vehicle parking and public space. Design treatments that reduce the potential for crime are encouraged by this Plan. In order to improve

safety for pedestrians and cyclists, appropriate designs and techniques will be considered by the City.

Policies

1. Traffic speeds will be reduced by appropriate road design and other traffic calming measures.

2. Pedestrians will be provided with separation from traffic and an enhanced sense of safety through such measures as:

    a. providing medians or islands for pedestrians to use when crossing wider streets; and,

    b. allowing greater use of on-street parking during appropriate times of the day and year to buffer pedestrians from moving vehicles.

3. Development and intensification will provide visible, well-lit and safe spaces by considering *Crime Prevention Through Environmental Design* principles.

4. Barrier-free access will be provided in all public and publicly accessible buildings and facilities and along pedestrian routes. Barrier-free features such as ramps, curb cuts and railings will be integrated with the building design.

14.6 BUILT HERITAGE AND NATURAL ENVIRONMENT FEATURE INTEGRATION

The integration of development and intensification with existing built form and natural features is required to ensure the cohesiveness of neighbourhoods and the integrity of streetscapes. Such integration creates an aesthetically pleasing urban environment and will enhance the City's overall image. This is particularly important in the *Downtown*, where demolitions have negatively impacted the unique built form.

Policies

1. All community design will be properly integrated with the City's Natural Environment features and existing built form. Natural features will be retained and integrated into proposed developments. Mature trees will be protected in order to provide shade canopy and to maintain their aesthetic and heritage value. The use of plant species native to the Sudbury Basin will be encouraged when creating new landscape features.

2. Building designs will effectively utilize their site's distinctive potential, such as its geologic, biologic and hydrologic character.

3. A diversity of architectural styles and building materials is encouraged by this Plan.

4. New development should achieve a complementary design relationship to adjacent heritage resources. Additional policies on *Heritage Resources* are found in Chapter 13.0.

5. In the City's urban areas, urban landform features such as rock outcrops and hilltops provide visual assets that contribute to defining the image of Greater Sudbury. New developments that are proposed on or near an urban landform feature will ensure, to the satisfaction of the City, that there will be no significant change to the visual asset provided by the landform feature. The City may require such developments to include measures that must be taken to mitigate any impacts on these visual assets.

6. New developments should aim at reducing light pollution, preserving the night skies, and conserving energy through appropriate site design and use of external lighting on development sites.

14.7 DESIGN FEATURES, VIEWS AND CORRIDORS

The preservation and enhancement of the City's design features, views and corridors has a direct impact on the day-to-day experience of residents and the impressions made upon visitors. It is important to protect those elements that enhance the quality of the urban environment including scenic vistas and natural features, all of which collectively contribute to the City's overall quality of place.

Policies

1. New land uses or design features that would detract from the enhancement of major focal point areas within the City, such as Science North, the Big Nickel, Bell Park, Tom Davies Square and Laurentian University are discouraged. The open space character and natural aesthetic environment of the Paris Street corridor, especially that section between Walford Road and York Street, will be preserved and enhanced. In particular, the view corridor to and from Science North will be protected.

2. Those aspects of the *Downtown* that contribute to the image, character and quality of life in the City will be identified and preserved. Viewpoints to landmark features should be preserved as a means of guiding movement through the core and enhancing the visual appeal of the *Downtown*. New landmark features should be developed and integrated into the *Downtown* landscape, including the completion of the Market.

3. Landscaping will be used to frame desired views or focal points, direct pedestrian movement, and satisfy functional requirements, such as providing shade and buffering. All new development proposals will be evaluated for their opportunity to create, maximize or enhance existing views through landscaping.

4. This Plan encourages the design and layout of streets, pedestrian walkways and bicycle routes such that they provide vantage points for significant views and vistas along their lengths, including trails and bike paths.

5. View corridors to lakes should be preserved.

14.8 WINTER LIVEABILITY

1. The City will encourage urban design solutions that enhance winter liveability by:

   a. fostering building design and orientation to take advantage of climatic conditions and utilizing passive solar heating and cooling techniques;

   b. encouraging the development of arcades or galleries linking parallel streets at mid-block location within the *Downtown*;

   c. investigating the feasibility of covered sidewalks at key locations;

   d. increasing the number of bus shelters at key locations;

   e. encouraging landscaping treatments which enhance winter microclimatic conditions and minimize wind chill level; and,

   f. encouraging the planting of evergreen tree species to increase the amount of winter greenery within the city.

14.9 ENERGY EFFICIENCY AND CLIMATE CHANGE RESILIENCY

1. The City will encourage urban design solutions that minimize non-renewable resource consumption, maximize the use of renewable energy and takes into account the impact of climate change by:

   a. encouraging compact, mixed use and infill developments that concentrate complementary land uses and support active transportation and public transit;

   b. laying out new developments and siting new buildings to maximize the area's or site's passive solar energy potential;

   c. retaining and utilizing existing trees and vegetation as natural shade canopies that reduce energy use;

d. requiring landscape solutions that maximize the use of native and climate resilient species, minimizes impervious surfaces and manages stormwater as close to the source as possible; and,

e. utilizing techniques and materials that increase energy efficiency.

14.10 PROGRAMS

1. The City will develop comprehensive U*rban Design Guidelines* that build on the policies of this Plan in order to establish appropriate design criteria for communities, neighbourhoods, public realm elements and all forms of public and private development. Such guidelines will consider alternative design standards, recent developments in eco-sensitive design and safety, including low impact development, amongst other matters.

2. The City will initiate a beautification program including streetscape improvements to enhance the aesthetic quality of the City's major roads, incorporating such elements as street trees, boulevards, sidewalk improvements, bike lanes, bike paths, parking bays, street lights and seating. Program options may include other streetscape redevelopments as recommended by Community Improvement Plans.

3. When approving infrastructure projects, the City will consider allocating a proportion of project expenditures towards urban design improvements, such as streetscape aesthetics, public art, and other components of neighbourhood design.

4. In order to strengthen the visual appeal of the City, design improvements to major entry corridors are required, including Regent Street South, Long Lake Road, Kingsway, Lorne Street, Municipal Road 35, Elm Street, and Municipal Road 86 (Greater Sudbury Airport).

5. Design improvements to Bell Park and the Grace Hartman Amphitheatre will enhance the function and appeal of a valued urban amenity, with consideration given to the *Bell Park Master Plan* and the *Ramsey Lake Community Improvement Plan*. Improved pedestrian linkages to the *Downtown* and surrounding residential neighbourhoods will be a key priority.

15.0 Community Improvement

Community Improvement Plans (CIP) passed under Section 28 of the *Planning Act* may contain a variety of initiatives and activities, including comprehensive improvement of a designated area, single purpose improvement projects (e.g., road reconstruction), as well as improvements to individual sites, buildings or structures. All programs are intended to maximize efficiencies in the use of existing public services and facilities.

The use of Community Improvement Plans will also be encouraged for lakes and watersheds. In these areas, CIPs can serve as a tool to foster land and lake stewardship practices. Such plans are expected to be developed in conjunction with the community affected, and may include area-specific policies which will be inserted by amendment into the Official Plan.

15.1 OBJECTIVES

The objectives of Community Improvement Plans are to:

a. enhance the quality of the physical and social environment through the development, redevelopment, preservation and rehabilitation of certain areas of the City;

b. undertake comprehensive community improvement programs with respect to identified projects or designated community improvement areas; and,

c. increase employment, economic activity and investment in the City.

15.2 IDENTIFICATION

The entire City of Greater Sudbury is designated as a Community Improvement Project Area under Section 28 (2) of the *Planning Act*. The following criteria will be utilized to identify specific areas for community improvement plans:

a. the area can be significantly improved for the betterment of the entire community;

b. the area contains a number of identifiable community improvement projects;

c. improvement within this area would have a significant fiscal, social, or economic impact;

d. the area contains incompatible land uses either in the form of commercial/residential, industrial/residential or commercial/industrial conflicts, which may prejudice the functional or economic role of the area for residential, commercial or industrial purposes;

e. the area has been identified as being deficient in terms of the level of municipal services such as water mains, sanitary and/or storm sewers, in that such services do not conform to municipal standards;

f. the area has been identified as being deficient in terms of streets, traffic circulation, street lighting and/or sidewalks which do not conform to municipal standards or which require substantial improvements relative to the level of service required to adequately service the area;

g. the area has been identified as being deficient in terms of neighbourhood and/or community parkland, recreational or community facilities inclusive of such facilities as swimming pools, play and rest areas, athletic fields, outdoor recreation trails, community centres, daycare centres, libraries, senior citizen facilities or other similar social and/or recreational facilities;

h. the area or a portion thereof lies within a flood-susceptible area or has natural drainage characteristics which require that such measures as floodproofing or stormwater management be undertaken to alleviate storm-related flooding situations;

i. the area contains man-made hazards, such as vacant and abandoned buildings or structures, which should be eliminated in order to ensure a greater degree of public safety and to further enhance community function;

j. the area contains vacant and underutilized lands and buildings or structures which could be developed or redeveloped in a manner which reinforces the functional role of the area, provides opportunities for energy conservation, and, at the same time, provides for the enhancement of the municipal tax base;

k. the area has been identified as one where the housing stock or commercial or industrial buildings are approaching the end of their functional life. Such buildings should either be rehabilitated and restored for sequential uses in keeping with the nature of the area, or demolished so as to allow for redevelopment of the area for a use more compatible with adjacent land uses;

l. the area includes commercial or industrial areas that are in need of upgrading and/or streetscape improvements to improve the area's economic viability in the community;

m. there is a commercial area that is designated by by-law as a Business Improvement Area which is actively pursuing measures to surmount problems of declining viability and physical deterioration;

n. the area has significant latent opportunities that have not yet been capitalized on, which would significantly improve the community in a qualitative way;

o. the area has potential development projects which could act as catalysts for increased cultural-social-economic interaction;

p. the proposed improvement program for the area would have potential for short and/or long-term job creation;

q. the area would benefit from the provision of affordable housing or improvement of energy efficiency; and, (OPA #2)

r. the area contains significant built cultural heritage, cultural heritage landscapes and/or archaeological resources.

Utilizing the above criteria, the City will identify specific areas for community improvement plans through the preparation of a by-law. The following areas have been identified in the City of Greater Sudbury (not listed by priority). Additional areas may be added without amendment to this Plan:

- Valley East Town Centre Area;
- Val Caron Main Street Area;
- Hanmer Main Street Area;
- Whitson River Linear Park;
- Whitson Lake and Watershed;
- Valley East Trails-Oriented Parks System;
- Rayside-Balfour Policy Area;
- Onaping Falls Policy Area;
- Coniston;
- Falconbridge;
- Garson;
- Garson Lake;
- Walden Policy Area;
- Bowland's Bay;
- Skead;
- Downtown Sudbury;
- Junction Creek Waterway Park;
- Copper Cliff Heritage District;
- Ramsey Lake Waterfront Development;
- Flour Mill;
- Donovan Community Improvement Area;
- Minnow Lake Community Improvement Area;
- Industrial Rehabilitation Areas;
- Five Lakes Area;
- Nepahwin Lake Watershed;
- West End Community Improvement Area; and,
- Capreol.

15.3 ISSUES TO ADDRESS IN CIPS

Once identified, Community Improvement Plans must address, but are not limited to, the following plan components:

a. the basis for selection of the area for a CIP;

b. the boundaries of the area of the plan;

c. the existing land uses and levels of services;

d. natural and built heritage features;

e. cultural heritage features;

f. the nature of the improvements proposed;

g. the estimated costs and means of financing the project;

h. the staging and administration of the project;

i. revision flexibility as circumstances warrant;

j. phasing of improvements; and,

citizen involvement in the plan. Along with those requirements, Community Improvement Plans can also be developed for lakes and watersheds where they will reflect and respond to the character and physical capabilities of the waterbody. The following items will also be identified and addressed, among other matters:

a. location in relation to the watershed;

b. drainage basin and related watercourses;

c. size and shape of the lake;

d. distinct areas or neighbourhoods on larger lakes;

e. number and location of islands and narrow waterbodies;

f. topography, shoreline features and hazards and Natural Environment features;

g. ecological improvements;

h. allocation of water quality capacity;

i. cultural heritage features;

j. existing land uses;

k. access; and,

l. development potential and capacity.

Community Improvement Plans may include the preparation of detailed urban design guidelines and recommendations. These guidelines will be employed in the design and construction of all new public projects and the evaluation of all development applications. The guidelines may direct the overall character of the improvement area through such design features as sidewalk and street light design, park and open space design, and building design.

Community Improvement projects may include, but are not limited to:

a. the development of recreational trails and park space;

b. improvements to sidewalks, public spaces, and streetscapes;

c. improvements to wastewater management systems in *Rural Areas*;

d. comprehensive stormwater management programs for subwatershed areas; and,

e. brownfield redevelopment.

15.4 IMPLEMENTATION

In order to effectively implement the principles and policies in Community Improvement Plans, a variety of initiatives will be used. These initiatives may include, but are not limited to:

a. the utilization of programs available through senior levels of government to undertake community improvement projects;

b. the establishment of partnership ventures between public and private sectors for the achievement of certain community improvement programs;

c. encouraging the establishment or continuation of Business Improvement Areas for the conservation and improvement of commercial locations;

d. the enforcement of the City's *Property Standards By-law*;

e. the municipal acquisition of land;

f. the enactment of Zoning By-law adjustments which support community improvement objectives;

g. the application of the *Ontario Heritage Act*;

h. the coordination of capital works;

i. the implementation and enforcement of site plan control;

j. encouraging the private sector to utilize available government programs and subsidies which implement the objectives of this Plan; and,

k. the use of financial incentives to achieve objectives of the CIP including Tax Increment Equivalent Grants.

Part VI: Aging and Housing

It is acknowledged that the City's population is growing modestly and that over the life of this Plan a demographic shift will take place resulting in an aging population. This change will result in the need to look at how the City provides services and how the aging population will impact housing demand.

It is also acknowledged that housing is a core need of the population of Greater Sudbury. As such, ensuring that there is a diverse, adaptable, and affordable supply of housing is a primary goal of this Plan.

Looking ahead, the key will be to ensure that Greater Sudbury is a community that recognizes the great diversity amongst its population, while anticipating and planning for aging related needs and preferences. It will also be key to support complete communities that feature a mix of land uses, are transit supportive and provide a full range of housing, including affordable housing.

16.0 PLANNING FOR AN AGING POPULATION

Changing demographics will have an important influence on the City of Greater Sudbury over the next 20 years. The population profile of the City is "top heavy" with a proportionally large number of people near or past retirement age relative to the rest of Ontario and Canada. In 2011, 29% of the City's population was over the age of 55 and 11% was over the age of 70. By the year 2036, this will have increased to 34% and 20%.

Having a demographic profile where one in three people are over the age of 55 and one in five are over the age 70 will result in changes in housing demand and how the City delivers services, including recreation and transportation. This demographic shift will also have an impact on the demand for services, particularly in the healthcare sector given the Greater Sudbury's aging population and its provision of specialized healthcare services to all of Northeastern Ontario.

The City has long recognized the issues and opportunities presented by its changing demographics, which led to the development of a seniors-based economic development strategic plan, *Action Planning for Sudbury's Golden Opportunity* and the creation of a Seniors Advisory Panel.

While there are many goals, objectives and policies in other sections of the Official Plan related to seniors, the purpose of this section is to provide specific direction with respect to planning for an aging population.

16.1 OBJECTIVES

It is the objective of the City to:

a) recognize and plan for the change in demographics that will take place over the next 20 years and the related impact on the delivery of City services;

b) ensure that Greater Sudbury is an elder friendly community that recognizes the great diversity amongst its aging population, promotes their inclusion and contributions in all areas of community life, respects their decisions and lifestyle choices, and anticipates and responds flexibly to aging-related needs and preferences;

c) partner with other municipal governments, the province and agencies, where practical, to improve the provision of accessible and affordable housing, transportation and health care options that will support the ability of Greater Sudburians to age in the place of their choice;

d) recognize the needs of an aging population in the provision of recreational, social and public transportation services; and,

e) recognize the opportunities presented by an aging population, including the implementation of the recommendations in the *Action Planning for Sudbury's Golden Opportunity* report.

16.2 PLANNING FOR AN AGING POPULATION

Policies

It is a policy of this Plan to:

1) Support development that is age-friendly including the creation of smaller, unique, shared and transitional housing opportunities for an aging population through the rezoning process, where necessary, promotes 'aging in place' and is in close proximity to amenities and services in the *Downtown*, *Regional Centres*, *Town Centres* and *Mixed Use Commercial* areas;

2) Create a safe and secure physical and social environment for Greater Sudbury's aging population with supportive design standards such as sidewalk policies, curb heights, park facilities;

3) Provide accessible, affordable and convenient public transportation to Greater Sudbury's aging population to conduct their daily activities;

4) Support the creation of more affordable housing and long-term care facilities with support services for an aging population;

5) Facilitate 'aging in place' to allow residents to live healthy, independent lives in the comfort and dignity of their own homes;

6) Support an active lifestyle for an aging population by increasing the availability and accessibility of social and recreational opportunities; and,

7) Support development that recognizes the short term and long term demand for an increase in heath care service and related economic opportunities in Greater Sudbury.

17.0 Housing

Adequate and affordable housing for all residents is a fundamental component of Greater Sudbury's Healthy Community approach to growth and development. Housing is also a key contributor to individual success at school, in the workplace, and in the community. Official Plan policies have been designed to improve the availability of housing for all current and future residents of the Greater Sudbury.

Diversity in the housing supply is achieved by providing a range of housing types, maintaining a balanced mix of ownership and rental housing, and addressing housing requirements for low income groups and people with special needs. Policies in this Plan ensure that a variety of dwelling types are permitted subject to regulations contained in the Zoning By-law. These land uses are outlined in *Chapter 3.0, Living Areas*.

The ability to address housing issues in the Official Plan is generally limited to the land use policy and regulatory tools under the *Planning Act*. Many factors that influence housing are beyond the City's control under the *Planning Act*. In recognition of this, the policies in this section serve to provide direction to the City as to how housing needs and issues can be addressed in concert with the *City of Greater Sudbury Housing and Homelessness Plan*.

17.1 OBJECTIVES

It is the objective of the housing policies to:

a. support the goals and objectives of the *City of Greater Sudbury Housing and Homelessness Plan*;

b. encourage diversity in the supply of housing by promoting a full range of housing types, including housing that is affordable and appropriate to low income groups and people with special needs;

c. maintain a balanced mix of ownership and rental housing;

d. allow increased residential intensification in urban areas;

e. promote housing as an important component of the economic development strategy;

f. support innovation in housing design and development;

g. support and promote accessibility within the housing market for persons with disabilities;

h. ensure that the City's housing stock provides acceptable levels of health and safety;

i. address issues surrounding homelessness; and,

j. participate in programs that could potentially address housing needs.

17.2 POLICIES

17.2.1 Diversity in Housing Type and Form

To encourage a greater mix of housing types and tenure, it is policy of this Plan to:

a. encourage a wide range of housing types and forms suitable to meet the housing needs of all current and future residents;

b. encourage production of smaller (one and two bedroom) units to accommodate the growing number of smaller households;

c. promote a range of housing types suitable to the needs of senior citizens;

d. discourage downzoning to support increased diversity of housing options; and.

e. support new development that is planned, designated, zoned and designed in a manner that contributes to creating complete communities – designed to have a mix of land uses, supportive of transit development, the provision of a full range of housing including affordable housing, inclusive of all ages and abilities, and meet the daily and lifetime needs of all residents

17.2.2 Housing and Economic Development

The City will encourage housing providers to pursue housing opportunities that support the Economic Development strategic plan and its mission of creating an environment for citizens to prosper and experience a satisfying quality of life. In order to facilitate economic development initiatives, it is policy of this Plan to:

a. promote residential development in the *Downtown* as a stimulus to downtown revitalization and small business development;

b. support a range of housing types available to seniors, retirees, and younger cohorts by encouraging the development of alternative housing options and exploring opportunities for lifestyle housing targeted to niche markets; and,

c. promote intensified residential development at main commercial nodes in the City as a means of promoting urban redevelopment and achieving effective residential intensification.

17.2.3 Accessibility

The *City of Greater Sudbury Accessibility Plan* recommends that new housing construction throughout Greater Sudbury should strongly focus on providing accessible units for the frail, elderly and persons with mobility impairments. In order to support and promote accessibility within the housing market, it is policy of this Plan to:

a. encourage all housing providers to design and develop barrier-free housing;

b. work with community-based accessibility organizations to disseminate information to housing providers on approaches to the provision of barrier-free housing; and,

c. monitor on an ongoing basis the availability of modified units within the social housing sector to determine the suitability of these units in relation to identified needs.

17.2.4 Innovation in Housing Design and Development

The City of Greater Sudbury supports innovation in housing design and development that minimizes costs in the production of affordable housing. In order to achieve this, it is policy of this Plan to:

a. permit alternative development standards where appropriate;

b. encourage innovative forms of multiple housing and converted dwellings in order to achieve cost efficiencies in the provision of housing; and,

c. encourage innovation in housing tenure and financing.

17.2.5 Maintenance of the Housing Stock

The City's housing stock should provide acceptable levels of health and safety to all current and future residents. In order to achieve this, it is policy of this Plan to:

a. enforce property maintenance standards in all forms of housing throughout the City; and,

b. maximize the use of federal and provincial improvement, rehabilitation and housing assistance programs to maintain and upgrade existing housing stock throughout the City.

17.2.6 Supportive Housing

In order to address the City's supportive housing needs, it is policy of this Plan to:

a. facilitate the provision of a variety of appropriate housing types in various locations designed to meet supportive housing requirements for the elderly, students, people with children, persons with physical disabilities and others with special needs;

b. integrate supportive housing within existing neighbourhoods and communities throughout the City on a scale compatible with neighbourhood design; and,

c. support expansion of the supply of student housing on campus and in close proximity to these institutions.

17.2.7 Homelessness

The major causes of homelessness are attributed to a combination of unemployment, lack of access to social assistance, poverty, and a lack of affordable housing. In order to address homelessness in the City, it is policy of this Plan to:

a. support the provision of shelters and other temporary housing facilities as required in cooperation with local emergency housing providers;

b. support the expansion of the supply of transitional and supportive housing where possible to enable homeless individuals to move towards a more stable housing situation and receive the supports needed; and,

c support the expansion of the supply of permanent affordable housing to ultimately provide a suitable and affordable living environment for individuals experiencing homelessness or at risk of homelessness.

17.2.8 Rental Conversion

Rental housing plays a vital role in the housing continuum in the City of Greater Sudbury. In order to ensure an adequate supply of affordable rental housing, the following policies shall apply to the conversion of rental units to condominium ownership:

a) That the rental vacancy rate for the whole City is 3% or higher for the preceding three years (three successive Fall rental market surveys as undertaken by the Canada and Mortgage Housing Corporation (CMHC);

b) That the rental vacancy rate for the specific unit size for the entire City and the specific local housing market zone based on CMHC data, has been at or above 2% for the preceding three years;

c) That the proposed conversion shall not reduce the rental vacancy rate for the majority of the unit type to below 2% for the entire City and the specific local housing market zone;

d) That the subject property meets the requirements of the City's *Property Standards By-law* and the requirements of the *Ontario Building Code* and that any deficiencies be addressed prior to final approval;

e) That the subject property be inspected by a qualified professional and a report be submitted to the City that addresses the following matters: a life and safety audit of the building(s); a structural report; a mechanical report; an electrical report; and a site servicing report.

f) Written confirmation from the applicant that the tenants of the subject property have been notified of the application for conversion to condominium tenure and of their rights under the *Residential Tenancies Act* or any successor legislation;

g) That all provisions of other applicable legislation and policies have been satisfied;

h) That an application for the conversion of residential rental property to condominium tenure will not be considered unless the application is complete and includes all required document and reports. Applications for condominium conversion will be considered chronologically based on the date of submission of a complete application;

i) That an application for the conversion of residential rental property to condominium tenure includes the number of units being converted by unit size and the average rent for each unit size; and,

j) In cases where the existing market rent levels for the units proposed to be converted are equal to or less than 90% of the average market rent levels for the entire City and the specific local housing market zone for rental units of a similar unit size, the City may consider the following:

i) That replacement units be provided with rents at no more than 90% of average market rents for the entire City and the specific local housing market zone for a period of ten years, increased annually by not more than the *Provincial Rent Increase Guideline*; or,

ii) The subject units be sold as affordable ownership units the purchase price of which is at least 10% below the average purchase price of a resale unit in the regional market area and that the tenants of the subject units, if applicable, be given the right of first refusal to purchase the unit; or,

iii) A contribution is made to an *Affordable Housing Fund* established by the City at a rate based on a percentage of the average house price for a similar unit in the regional market area.

17.3 HOUSING REQUIREMENTS

Utilizing the housing demand and supply analysis conducted as part of the *Housing Background Study*, housing requirements are established to address alternative scenarios of household growth over the 20-year projection period. Annual housing targets are derived based on an analysis of tenure projections, income distribution and affordability. The affordable housing component is based upon the definition established under the *Provincial Policy Statement*.

The following are general guidelines for annual housing targets. Consistent with policies established by this Plan, a suggested mix of housing types could be comprised of 50–60% single detached dwellings, 15% semi-detached and row housing, and 25-35% apartment dwellings. In order to maintain a balance of ownership and rental housing, a tenure mix of 70% ownership and 30% rental is also proposed. Ideally, 25% of all new dwellings should meet the definition of affordable housing.

17.4 PROGRAMS

17.4.1 Land Supply

a. Consider operating a land banking program for the purpose of acquiring, subdividing, servicing and releasing land for housing to introduce competition into the land market when appropriate and to help provide sites for affordable housing; and,

b. Surplus municipal properties may be made available for the provision of affordable housing where appropriate.

17.4.2 Housing Innovation

a. Disseminate information to private and non-profit housing providers about new ideas and approaches to the design and development of affordable housing;

b. Encourage self-help housing groups that have the capacity to design and develop affordable forms of housing; and,

c. Encourage innovative techniques and approaches to energy efficiency in housing design and development in order to reduce energy consumption and lower long-term operating costs.

17.4.3 Homelessness

a. Provide ongoing education to the community about the needs of homeless individuals and potential solutions to homelessness; and,

b. Monitor the homelessness situation and identify programs and initiatives for meeting identified needs.

17.4.4 Housing Partnerships

To better address local affordable housing needs, the City of Greater Sudbury will consider partnerships with the public, private and non-profit sectors. It is the intent of these partnerships to:

a. identify all available federal and provincial housing assistance programs on an ongoing basis and pursuing available funding where appropriate to help meet local affordable housing needs;

b. identify support service programs to assist those in need and pursuing available funding where appropriate;

c. offer incentives where appropriate under the *Municipal Act*, the *Planning Act* and other such legislative authorities to facilitate the provision of affordable housing by private and non-profit housing providers;

d. assist local housing providers in accessing federal and provincial housing assistance programs where appropriate; and,

e. advocate for change in federal and provincial policies, programs and regulations where appropriate to help meet local housing needs.

17.4.5 Monitoring the Market

The City of Greater Sudbury will measure the effectiveness of its housing policies by:

a. monitoring annual housing market conditions, including affordable housing, based on data available from Statistics Canada, CMHC and the Housing Services Section (social housing waiting list);

b. reviewing housing targets and policies every five years coinciding with the release of new Census data;

c. monitoring annually the supply of available lands for all types of housing through residential intensification and redevelopment, draft approved and registered plans and lands which are designated and available for residential development; and,

d. Update the City of Greater Sudbury *Housing and Homelessness Plan* every five years in conjunction with a review of this Plan.

17.4.6 Rental Conversion

The City of Greater Sudbury may support the implementation of Rental Conversion Policies by:

a) passing a by-law, as per the *Municipal Act*, that prohibits the conversion of residential rental properties with six or more dwelling units unless the requirements of the City's rental conversion policies are met; and,

b) monitoring the changing rental housing market conditions, including:

i. vacancy rates, average rents and rental universe of private apartment units in the entire City and the different local housing market zones through the annual (Fall) CMHC rental market survey; and,
ii. the number of rental conversions and the impact on affordable housing.

Part VII: Development Review and Implementation

In order to successfully implement the policies and programs of this Plan, various principles and policies related to *Finance* are established based on the City's *Long-Term Financial Plan*.

In Ontario, the administrative framework for planning decisions is largely prescribed by the *Planning Act*. Consideration of other federal and provincial statutes may also be required depending on the nature of the application. Various planning tools for implementing the policies and programs of this Plan are set out in the following chapter on *Implementation*.

18.0 Finance

The ability of the City to implement the Official Plan is dependent to a significant degree upon its overall financial position reflected in the current and capital budgets established according to City objectives and priorities. In 2002, Council approved in principle a *Long-Term Financial Plan* involving a ten-year projection of the operating and capital budget needs of the City.

Linking the Official Plan with the *Long-Term Financial Plan* establishes a more predictable and sustainable financial position for the City to ensure that services to the public are adequately financed on an ongoing basis and that long-range objectives can be implemented. The goal is to build a self-sustaining community, with sound infrastructure and an excellent quality of life.

18.1 OBJECTIVE

To implement the policies and programs of the Official Plan in a financially sound manner in conjunction with the comprehensive *Long-Term Financial Plan*.

18.2 POLICIES

1. To facilitate the implementation of the policies and programs of the Official Plan, Council will:

   a. Examine the financial impacts of all major development projects or proposals to ensure that they are financially sustainable for the life cycle of the asset using asset management plans.

   b. Have regard for the programs contained in this Plan and give precedence to financing those programs which further Official Plan objectives and policies.

   c. Before undertaking a program, consider alternative proposals that meet the same objectives and evaluate their cost-effectiveness, taking into account capital and operating costs.

   d. Conduct a Development Charges Background Study and pass a Development Charges Bylaw every five years that identifies growth-related expenditures that can be attributed back to development opportunities. Such a bylaw should employ a "growth pays for growth" approach.

2. To ensure the long-term financial sustainability of the City, the following policies apply:

   a. Council will continue to utilize and monitor the *Long-Term Financial Plan* to establish the City's fiscal needs over the next ten years.

   b. The financial requirements for the City's operating and capital needs will be determined on a multi-year basis, including the identification of the funding gap between revenues and expenditures.

   c. The annual budget process will include a detailed one-year budget, three-year operating budget forecast and an annual update of the five year capital plans.

d. Council will plan for the replacement of infrastructure through the use of life cycle costing and the development of replacement reserves by using an Asset Management Plan.

3. To deliver services in a cost-effective, efficient and equitable manner, Council will:

   a. Undertake regular service level reviews giving consideration to the City's demographic profile and other relevant factors.

   b. Undertake reviews of City programs by the Auditor General and departmental staff on a regular, rotating basis, through the use of value-for-money audits, to ensure services are delivered in a cost-effective and efficient manner.

   c. Ensure operating revenues are sustainable and consider community-wide and individual benefits i.e., taxes vs. user charges.

   d. Apply Financial Plan policies on the basis of their benefit to the community as a whole, as a means of meeting social equity objectives through specific programs.

4. To maximize long-term community benefit of the City's capital assets, the following actions are required:

   a. Assets and facilities should be regularly reviewed and rationalized based on service demand and service level benchmarks. Facilities that do not achieve approved revenue/cost targets should be considered for closure.

   b. Dispose of capital assets that are not required for long-term community purposes.

5. Council will consider alternative sources of financing and funding to achieve long-term objectives by:

a. Seeking additional sustainable revenues from the provincial and federal governments, recognizing that funding from senior governments is a crucial element of financial sustainability.

b. Using debt financing in accordance with *Debt Management Policy* which identifies that debt financing should only be considered for:

   i. new, non-recurring infrastructure requirements;

   ii. programs and facilities which are self-supporting, and,

   iii. projects where the cost of deferring expenditures exceeds debt-servicing costs.

c. Issuing debt for terms no longer than the life of the funded assets. As debt charges decline due to retirement of debt, savings will be applied to accelerate achievement of full life cycle costing for City infrastructure.

6. To maintain reserves and reserve funds at appropriate levels, the following policies apply:

   a. Facility, equipment and infrastructure replacement reserves should be established and funded to ensure that approved infrastructure rehabilitation/replacement schedules are met (long-term).

   b. A stabilization reserve will be established for programs that are susceptible to significant annual expenditure fluctuations.

18.3 PROGRAMS

1. The *Long Term Financial Plan* will be updated to include other financial plans adopted by Council, including Roads and Water/Waste Water Plans and the Debt Management Policy.

2. The City will review these policies on an annual basis to ensure that they are meeting the intended results.

19.0 IMPLEMENTATION

The goals, objectives and policies of this Plan provide guidance in making decisions affecting land use and economic and social development, and are consistent with the *Provincial Policy Statement*. The following chapter contains policies pertaining to the administration and implementation of the Plan using the appropriate legal and financial tools.

The policies of this Plan are consistent with the *Provincial Policy Statement* in every respect. There are also policies in this Plan that are more restrictive than the provisions of the PPS.

In addition to the policies of this Plan, there are other plans, policies, programs, legislation, regulations and guidelines established by various Provincial Ministries that must be considered when applications for new development are proposed. All applications will be reviewed against the policies of this Plan, with necessary regard to this broader legislative framework.

19.1 OBJECTIVES

It is the objective of the City to:

a. develop an administrative framework which coordinates the various components of the Official Plan and facilitates the implementation of its objectives, policies and programs; and,

b. coordinate the activities of all public and private agencies operating within the City, including private developers, local boards and commissions, and federal and provincial ministries in order to ensure the implementation of this Plan.

19.2 GENERAL POLICIES

It is policy of this Plan to:

a. implement the objectives, policies and programs contained in this Plan by using:

   i. public means of implementation such as land acquisition, public works, finance and other government programs;

   ii. regulation of private development such as subdivision control, zoning, building regulations, and other by-laws;

   iii. incentives encouraging proper development such as Comprehensive Planned Unit Developments, Tax Increment Equivalent Grants and negotiation; and,

   iv. the preparation of more detailed plans.

b. use all legislative powers vested in the City of Greater Sudbury through provincial statutes having effect in the City in implementing this Plan;

c. undertake no public work or pass any by-law for any purpose that does not conform with this Plan;

d. ensure that public works to be undertaken by Provincial and Federal Ministries and other public agencies conform with the policies of this Plan; and,

e. investigate new or improved techniques of implementation and make use of those that are shown to facilitate the achievement of the City's goals and objectives.

19.3 DETAILED DEVELOPMENT PLANS

The City of Greater Sudbury may undertake small area studies and prepare Detailed Development Plans for these areas and adopt them by by-law. These plans will provide guidance for the City and the public through a greater level of detail than the Official Plan. Such plans will not require the approval of the Minister as they will not have the status of Official Plan Amendments.

Detailed Development Plans may include both publicly and privately-held lands and may cover such matters as neighbourhood improvement and renewal, downtown redevelopment, recreation, land development, housing projects, resource conservation and/or development, community facilities complex, transportation systems, and industrial development. Detailed Development Plans will conform to this Plan.

19.4 SUBDIVISION OF LAND

The subdivision of land is achieved either by Plan of Subdivision, application for a consent to convey land for the purpose of development, or through approval for a Condominium Development proposal pursuant to the *Condominium Act*.

19.4.1 Policies

It is policy of this Plan to:

a. require that all proposals which have the effect of creating more than three new lots be processed as applications for a Plan of Subdivision, unless in The City's opinion a Plan of Subdivision is not necessary for the proper development of the area; and,

b. require that proposals which would create less than four new lots to be considered as Applications for Consent to be dealt with by the Consent Official.

19.4.2 Draft Plan Approval

All conditions of draft plan approvals must be met within three years after which the draft approval lapses.

The City will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the subdivider has demonstrated to the satisfaction of the City that they are making a reasonable effort to proceed in meeting the conditions of the draft approval. At the time of extension, the City will review draft plan conditions and may make appropriate modifications.

19.4.3 Consideration For Approving Subdivisions

When approving Plans of Subdivision, or in recommending approval of a Plan of Subdivision, the City will have regard, among other matters, to the following:

a. the conformity of the proposed Plan of Subdivision with this Plan; and,

b. matters listed under the *Planning Act*.

Final approval or recommendation of final approval to all or part of a draft Plan of Subdivision will occur only if the applicant has entered into a subdivision agreement with the City to the effect that all requirements of the subdivision agreement including installation of required services be completed within three years of registration. Draft approval does not guarantee the allocation of either sewer or water capacity.

The subdivision agreement will specify that after the three year period has lapsed, the applicant will not be permitted to install the required services, unless reasonable cause has been shown for not proceeding with development within the prescribed time.

Subdivision agreements will be registered on title as a caution and that the agreement contain a clause prohibiting any sale of lots until permission has been obtained from the City or the caution has been released for that part of the subdivision containing the lots in question.

19.4.4 Deeming Subdivisions Not To Be Registered

The City may deem registered Plans of Subdivision or significant portions thereof not to be registered in situations where the conditions of the subdivision agreement have not been met within eight years of registration.

19.4.5 Subdivision Standards

The City may adopt standards for the development, design, servicing, roads, financing, and other conditions under the subdivision agreement.

19.5 ZONING

Zoning is the regulation of land use and structures intended to promote the public health, safety, comfort, convenience and general welfare of the residents.

In order to implement this Plan, a new Zoning By-law has been prepared. The Zoning By-law will be updated on a regular basis as this Plan is updated.

9.5.1 Existing By-law

Zoning By-law No. 2010-100Z, as amended, has been passed in order to implement this Plan. This Zoning By-law will be updated on a regular basis as this Plan is updated. Existing uses in compliance with Zoning By-law 2010-100Z, as amended, will be permitted.

19.5.2 Rezoning Applications

It will be the policy of the City to ensure that the Zoning By-law and amendments thereto conform with this Plan. To this end, it is the intent of the City to evaluate each rezoning application according to all applicable policies – simple conformity with land use designation does not automatically guarantee a rezoning to the proposed use.

The City may pass the amending Zoning By-law with an advisement to the owner that if no development has been initiated within three (3) years of the By-law coming into

effect, the City may initiate a process to restore the original zoning on the lands. This process will be halted if a Site Plan Agreement is entered into establishing firm deadlines for completion. If the conditions of the Site Plan Agreement are not met by the deadline, the City may again initiate the process to restore the original zoning on the lands.

19.5.3 Temporary Use By-laws

Notwithstanding any other policy of the Plan, the City may pass by-laws under the *Planning Act* to permit temporary use of land, buildings, or structures, in defined areas and for prescribed periods of time, for any purpose set out therein that is otherwise prohibited by the Zoning By-law. Conformity with the land use policies of this Plan is not required for the passing of such a by-law.

19.5.4 Holding Zones

The City may pass Zoning By-laws containing "holding" provisions to specify the use to which lands, buildings, or structures may be put at some time in the future, providing:

a. the holding symbol (H) is used only in the following instances:

   i. when certain details of development have not yet been determined, or where certain conditions of development have not yet been met such as, but not limited to, development or servicing agreements with the City;

   ii. when the level of community services and/or infrastructure is not yet adequate to support the proposed use;

   iii. where environmental conditions or constraints temporarily preclude development or redevelopment;

   iv. where required studies have not yet been approved by the City; and

   v. where a risk management plan for drinking water source protection is being developed.

b. the zoning by-law containing the holding provisions may specify the interim land uses to be permitted, the conditions for removal of the holding provision, and any regulations or restrictions applying to the lands during the time the holding provision is in place; and,

c. a by-law to remove the holding symbol may be adopted when all the conditions set out in the holding provision have been satisfied.

19.5.5 Section 37 By-laws

The City may pass by-laws under the *Planning Act* to authorize increases in the height and density of development otherwise permitted by the Zoning By-law that will be permitted in return for the provision of such facilities, services and matters as are set out in the by-law, provided that:

a. the development or intensification conforms to the policies of this Plan;
b. the facilities, services and matters be a reasonable planning relationship to the increase in height or density of the proposed development or intensification, including a geographic; and,
c. there is adequate infrastructure to support the development or intensification.

Section 37 by-laws may be used to encourage intensification, the remediation and re-use of brownfields, the provision of housing that is affordable to low and moderate income households, the provision of rental housing and the conservation of cultural heritage resources. Section 37 by-laws may also be passed to secure the capital facilities necessary to support development and where otherwise agreed upon, subject to the policies of this Plan.

The City may enter into one or more agreements with the property owner to implement the Section 37 by-law. Such agreements will be registered against the title.

19.5.6 Interim Control

The City may, by by-law or resolution, direct that the land use planning policies applicable to all or any defined area be reviewed or studied. When the City has given such direction, it may pass an interim control by-law to restrict the use of land, buildings and structures in the study area until the study is completed. Interim control by-laws may be passed for one year period and extended, by by-law amendment, for a second one year period.

19.5.7 Non-conformity

A number of existing land uses do not conform with the designations and/or policies of this Plan. With respect to these non-conforming uses, the following policies will apply:

1. Existing residential buildings which do not conform with the land use designations and/or policies of this Plan may be a permitted use in the implementing Zoning By-law, notwithstanding that such buildings may not necessarily conform with all other requirements of the Zoning By-law.

2. Non-residential uses which do not conform with the land use designations of this Plan, but which are in conformity with the existing Zoning By-law, may be placed in zones which permit these uses.

3. It is the intent of the City to eliminate those non-residential uses existing at the time of adoption of this Plan that are incompatible with surrounding uses, and which do not conform to the land use provisions of the Zoning By-law, nor to the land use designations of this Plan. However, the City may, through the adoption of a new Zoning By-law or through subsequent amendments to it, permit such uses, or an expansion, or change to such uses without an amendment to this Plan provided that such uses are or can be made compatible with the surrounding uses, and comply with the criteria below.

4. In considering the recognition of an established non-conforming use, or an application for an expansion, extension, or change of such use, the City or the Committee of Adjustment will have regard for the following criteria:

   a. the proposal will not aggravate the situation created by the existence of the use, especially in regard to the policies of this Plan and the requirements of the Zoning By-Law applied to the area;

   b. the proposal will create minimal impacts on surrounding uses with regard to noise, vibrations, fumes, smoke, odours, glare, traffic generating capacity, signs and other environmental matters;

   c. the neighbouring conforming uses will be protected, where necessary, by the provisions of landscaping, buffering or screening; appropriate setbacks for buildings and structures; devices and measures to reduce nuisances; and, where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs; and other matters;

   d. the traffic and parking conditions of the vicinity will not be adversely affected by the application, and traffic hazards will be kept to a minimum by the appropriate design of access and egress points to, from and over the site; or through the improvement of site conditions, especially in proximity to intersections;

   e. adequate provisions have been or will be made for off-street parking and loading facilities; and,

   f. municipal services such as water, sanitary sewers, storm sewers and roads are adequate, or can be made adequate.

19.5.8 Conversion of Existing Buildings

Notwithstanding Sections 19.2 (General Policies) and 19.5.4 (Holding Zones), the City may pass by-laws to permit the use of an existing building or structure for a use that does not conform with the land use designation in the following situations:

a. where an existing building or structure, used for a non-conforming use, cannot economically, practically or reasonably be converted or adapted to a use in conformity with the Official Plan land use designation; and,

b. where an existing building or structure and use which is permitted in the Zoning By-law and the Official Plan land use designation is discontinued and cannot economically, practically or reasonably be converted or adapted to a use in conformity with the land use designation.

The City, before passing such a by-law, will be satisfied that the following will be fulfilled to safeguard the wider interests of the public:

a. the surplus building is suitable for the proposed use with respect to Building *Code* regulations;

b. off-street parking is adequate;

c. the proposed use is compatible with surrounding land uses with regard to noise, fumes, smoke, odours, traffic hours of operation, signs and other undesirable features;

d. the neighbouring conforming uses are protected, where necessary, by the provision of landscaping, buffering or screening;

e. parking, driveways, loading areas are improved, relocated, and buffered as warranted;

f. wherever possible, the aesthetic appearance of the building and property is improved and maintained;

g. sewer and water capacities are adequate to serve the new use;

h. for conversion to residential uses, the proposed density is appropriate for the area and amenities are adequate; and,

i. a site plan control agreement may be required prior to the enactment of an amending by-law.

19.6 SITE PLAN CONTROL AREAS

It will be the policy of the City to designate the entire Plan area as an area for Site Plan Control pursuant to the *Planning Act*, with the following exceptions:

a. Any development on lands zoned for public park, private open space, rural uses, and any development in industrial areas located more than 150 metres (500 feet) from a residential area or a Provincial or Arterial Road;

b. Development of ten residential units or less, on individual lots and buildings accessory thereto, regardless of zoning.

i. Site Plan Control is permitted for any residential built form, regardless of zoning if:

1. The lot, either wholly or partially, is within 300 metres of a railway line; or,
2. The lot, either wholly or partially, is within 120 metres of
   a. A wetland
   b. A lake
   c. A river or stream valley, whether or not it contains a watercourse.'

The City may impose site plan control on exempted properties during the development application review process where warranted. Waterfront properties may also be subject to site plan control in order to implement policies and programs related to the protection of water resources (see Section 8.5).

Site plan control may also be applied to the sustainable design elements on any public road immediately adjoining a property being developed including without limitation

trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture and bicycle parking facilities.

Although the *Downtown* is not excluded from site plan control area, it is understood that the site plan agreement will not normally be required but may be applied in specific instances with the approval of the City.

Notwithstanding the provisions of b. above, all developments proposed under the provisions of Section 19.7 will be subject to site plan control, as applicable.

Rights-of-way required for future road widening that should be acquired under the site plan control provisions of the *Planning Act* are indicated on *Schedule 8, Road Right-of-Way Widths*.

19.7 COMPREHENSIVE PLANNED UNIT DEVELOPMENTS

In order to take advantage of the development potential of difficult sites, encourage infilling, and promote innovative development that might not be otherwise permitted under the Zoning By-law, a Comprehensive Planned Unit Development (CPUD) provision is established by this Plan. CPUD not only allows flexibility in the development of lands with physical constraints, but may also be extended to conventional sites in order to enhance the economic viability of development, particularly major projects to be phased in over time. CPUD is not intended as a separate land use category, but may be applied in all *Living Area I* designations (Section 3.2.1) and, at the option of the proponent, to those privately owned lands designated *Parks and Open Space* and identified with a CPUD symbol on *Schedule 2c, Site Specific Policies*.

The CPUD provision applies to large parcels of land or parcels that have common ownership that are generally intended for mixed use and/or mixed density development. It may form part of a larger proposal that includes traditional development by subdivision. Comprehensive Planned Unit Development will be permitted only through an amendment to the Zoning Bylaw. The layout and design of streets, services, landscaping, open space and individual buildings are presented in the form of a detailed

Concept Plan that is submitted prior to rezoning approval. Once final approval is obtained, a site plan in conformity with the initial Concept Plan must be submitted and approved, as applicable. This will allow some flexibility in revising the initial concept as circumstances dictate, particularly in the case of multi-phase projects

Prior to the approval of any CPUD proposal, the proponent must demonstrate to the City how the proposal meets the intent and criteria established in this section.

19.7.1 Policies

The following general policies apply to Comprehensive Planned Unit Developments:

a. Comprehensive Planned Unit Development will be permitted only through an amendment to the Zoning Bylaw based on the submission of a detailed Concept Plan. Once final approval under the Zoning By-law is obtained, the proponent must enter into a site plan agreement pursuant to Section 41 of The Planning Act, as applicable. The site plan will be consistent with the initial Concept Plan and subject to the site plan standards in Section 20.6. In considering an application under the CPUD provision, the City will have regard to the following factors beyond the normal rezoning criteria:

   i) the use of the CPUD approach enables the preservation of unique environmental features, natural landscape, natural vegetation and topography on the site;

   ii) the CPUD approach complements the natural character and built form of the surrounding area; and,

   iii) the CPUD approach will provide the opportunity for dedicating a significant public parks and open space allotment beyond the required minimum. This is a voluntary process at the option of the proponent.

The onus will be on the proponent to provide a report that will accompany the application indicating why the CPUD approach is appropriate and how it satisfies the criteria stipulated in this section.

b. Through rezoning, the City may impose conditions or permit exemptions deemed appropriate in accordance with detailed development plans that do not necessarily conform to the provisions of a standard zoning district of the Zoning By-law.

c. CPUD may be applied to any parcel of vacant land having a minimum area of three (3) hectares. CPUD can be utilized to develop difficult sites with physical constraints such as hilltops, as well as conventional sites where a more flexible, multi-phase approach to land development is desirable.

d. The density standards of Section 3.2.1 will also apply. However, all housing types that meet the criteria of this section may be permitted..

e. The general rezoning criteria outlined in Policy 9 of Section 2.3.2 will also apply.

19.7.2 Design Criteria for CPUD

Once final approval is obtained under the Zoning By-law, the proponent must submit a detailed site plan that will be reviewed based on its conformity with the initial *Concept Plan* and other provisions required under Section 41 of the *Planning Act*. In addition, this Plan will implement urban design principles central to the intent of the CPUD approach:

a. The built form will complement and blend with the natural topography. The design of the built form and its associated open space should be sensitive to the terrain and micro-ecology of the area such that natural drainage courses, natural vegetation, natural features such as unique rock formations, and wildlife habitats are preserved.

b. Significant viewpoints and the visual quality of higher elevations of the area are to be preserved and enhanced.

c. The design and construction techniques used for development on slopes and higher elevations will have regard for the natural terrain by minimizing the need for blasting and rock removal or the use of rock walls to stabilize the slope of a site. Site designs that respect natural slope contours and existing natural features, and utilize landform modifications that blend with the natural topography are encouraged.

d. The public and private open space elements will be linked and integrated such that pedestrian walkway and bicycle trail systems linking streets, activity centres and open space systems could be easily developed.

e. Where incompatible land uses are found on abutting properties, the landscape plan shall illustrate how vegetation, berms or natural features will be used to buffer abutting sites.

19.8 MAINTENANCE OF PROPERTY

It will be the policy of the City to ensure that all property is maintained free of rubbish, and in such a manner as to pose no danger to health and safety, and that all structures are maintained in a state of good repair.

The City will use whatever means are within its jurisdiction, including the enforcement of the *Property Standards and Clearing of Yards* and *Vacant Lots* By-laws, to ensure the good maintenance of property.

19.9 INTERPRETATION

In interpreting the Plan, the following policies apply:

a. consider boundary designations on the maps as general guidelines only, except where such areas or boundaries coincide with existing roads, railways, rivers, waterbodies and other defined features;

b. permit minor adjustments to the Plan, without a formal amendment, in its implementation through the passing of by-laws or carrying out of programs, provided the general purpose and intent of the Plan is maintained; and,

c. for the purposes of interpretation, all Schedules should be viewed at the appropriate scale.

In some instances, overlapping resource areas have resulted in properties that are designated for more than one resource use such as mining, aggregate extraction and agriculture. In these cases, existing uses should not preclude sequential land uses that are compatible with the area. Subsequent uses should also be considered prior to rehabilitation and integrated into site rehabilitation plans. For greater clarity, this section is not to be interpreted to permit the expansion or development of new non-agricultural uses on lands within the agricultural reserve.

The *Rural Areas* designation includes large tracts of Crown Land. Under the *Public Lands Act*, the Ministry of Natural Resources and Forestry has the authority to regulate the use of Crown Lands through the *Crown Land Use Policy Atlas*. The City will continue to work closely with the Ministry of Natural Resources and Forestry to resolve land use conflicts between proposed uses on adjacent private and Crown Land.

In all instances, it is important to remember that the Official Plan is a holistic document. All relevant schedules and policies should be reviewed and applied in each situation. While some policies are cross referenced with each-other, this cross-referencing does not take away from the need to read the Official Plan as a whole. The ordering of the

policies or length of an individual policy section does not imply any priority or importance.

The iconography used throughout the text is for illustrative purposes only and does not form part of official plan policy. The presence or absence of an icon is not to be interpreted as a full representation, or absence, of subject matter or pertinent policy. The Official Plan is to be read in its entirety and all relevant policies are to be applied to each situation. Icons can be added or removed without an amendment to this Plan.

19.10 MONITORING AND REVIEW

In order to ensure the continued relevancy of this Plan, a comprehensive review of the Plan will take place in five years. The five-year review will take into account the following factors, among other matters:

a. population growth and development activity;

b. progress made towards achieving intensification targets;

c. the impact of changes in the economic, social and physical circumstances of the City as they affect this Plan;

d. changes in Federal and Provincial policies and programs as they affect this Plan;

e. the extent to which the Plan's goals and objectives have been achieved; and,

f. the impact of the Plan on the development of the City.

19.10.1 Programs

As part of this Plan's monitoring and review, studies will be undertaken on a priority basis. Such studies may include, among others:

a. rural residential lands;

b. economic feasibility of industrial development projects;

c. employment opportunities;

d. analyses of commercial development and/or renewal;

e. housing, to form the basis of housing production targets and land supply;

f. brownfield redevelopment;

g. transportation, to be carried out, if possible, in conjunction with a rail relocation study;

h. transportation on a small area basis;

i. use, development management, rehabilitation and delineation of Natural Resource areas including mineral areas, agricultural lands, waterbodies, forestry areas, wildlife areas, derelict lands, and hazard lands;

j. infrastructure, community facilities and services; and,

k. utilities.

19.10.2 Technical Amendments

In the case of technical amendments to the Official Plan or Zoning By-law, notification to and consultation with the public will not be required. However, the proposed amendment will be published in the newspapers. This approach will be restricted to the following:

a. altering punctuation or language for consistency;

b. correcting grammatical, dimensional and boundary, mathematical or typographical errors;

c. inserting historical footnotes or similar annotations;

d. changing the number and arrangement of the text, tables, schedules and maps;

e. adding technical information to maps or schedules, deleting redundant provisions; and,

f. correcting anomalies.

19.11 CITIZEN PARTICIPATION AND PUBLIC MEETINGS

19.11.1 Public Notification

The *Planning Act* contains provisions that allow municipalities to provide notice of the required public meetings for Official Plan and Zoning By-law amendments in a different manner than those prescribed in the Act and its regulations, provided that an alternative method is contained in the municipality's Official Plan.

Where the City proposes to adopt a Community Improvement Plan, a Comprehensive Zoning By-law, a new Official Plan, or an Official Plan amendment *and an associated Zoning By-law Amendment* proposed as the result of a comprehensive plan review process, planning staff will conduct a minimum of two open houses, and a public meeting will be held no sooner than 30 days after the requirements for the giving of notice have been complied with. Notice of such open houses will be given at least 14 days before the date of the open house by publication in a newspaper that in the Clerk's opinion is of sufficiently general circulation in the area to which the proposal applies to give the public reasonable notice. *These public open houses will be held at least 7 days before the public meeting.*

Where the City proposes to adopt an Official Plan amendment, an amendment to a Community Improvement Plan or a Zoning By-law amendment, a public meeting will be held no sooner than 10 days after the requirements for the giving of notice have been complied with.

No public meeting will be required where the City proposes to adopt an amendment to a zoning by-law for the purpose of correcting a technical or typographical error or for

the purpose of making minor changes to the zoning requirements applicable throughout the zoned area. However, those who are likely to be affected by the amendment will be notified in a manner set out in Section 19.11.2, of the date the matter will be considered by the City.

Where the City proposes to conditionally approve an application for Consent, the application will be considered no earlier than 14 days after notice of the application has been provided.

A public consultation strategy, satisfying the requirements of this Plan and the Planning Act, is required for all applications for an official plan amendment, zoning by-law amendment, and/or plan of subdivision. (2019 MMAH Mod # 9)

19.11.2 Persons to be Notified

Notice of a public meeting will be given by first class mail or by newspaper notice.

19.11.3 Subsequent Meetings

Where a required public meeting is to be continued at another date, the chairman of the Planning Committee will inform persons present of the time and place of the subsequent meeting, or where the date is not known at the time, notices of such subsequent meetings will be sent by prepaid first class mail not less than 10 days prior to such meeting to every person who leaves their name and address with the Clerk and to every person who has given the Clerk a written request for such notice.

19.12 PRE-CONSULTATION AND COMPLETE APPLICATIONS

19.12.1 Pre-consultation

The City of Greater Sudbury encourages pre-consultation on all land use planning applications. The City may pass by-laws to require that proponents pre-consult with City Staff prior to making an application for an Official Plan Amendment, a Zoning By-law Amendment, Site Plan approval, draft Plan of Subdivision, and draft Plan of Condominium. Pre-consultation will be used to determine the additional information and material required to form a complete application for *Planning Act* purposes.

Applicants should engage Indigenous communities early in the planning process on applications which may affect their interests in accordance with the Planning Act.

19.12.2 Complete Application

The *Planning Act* gives municipalities the ability to request, in addition to the minimum prescribed requirements, information and material for certain types of land use planning applications to make an informed decision, provided that the municipal Official Plan contains provisions relating to the additional information and material. The *Planning Act* also gives the municipalities the ability to refuse to accept an application if it does not include the minimum prescribed requirements, any additional requirements contained in the Official Plan, and any required fee.

The following additional information and materials may be required as part of a complete application for an Official Plan Amendment, a Zoning By-law Amendment, Site Plan approval, draft Plan of Subdivision, draft Plan of Condominium and Consent:

a. Concept Plans;
b. Appropriate Drawings;
c. Planning Justification Report;
d. Arborist Report;
e. Landscape Plan;
f. Traffic Impact Study;
g. Transportation Demand Management Plan;

h. Function Servicing Study & Peak Flow Analysis;
i. Hydrogeological Study;
j. Stormwater Management Report;
k. Stormwater Grading and Drainage Plan;
l. Heritage Impact Assessment and Conservation Plan;
m. Archaeological Assessment;
n. Environmental Impact Study;
o. Lake Development Capacity Study;
p. Noise Study;
q. Vibration Study;
r. Mine Hazard Study;
s. Geotechnical Study;
t. Soils Study;
u. Phase 1 and Phase 2 Environmental Site Assessment, Record of Site Condition;
v. Risk management plan for drinking water source water protection;
w. A section 59 notice under the Clean Water Act;
x. Tier three water budget model analysis;
~~y.~~ Sun/Shade Studies; *~~and,~~
z. Wind Studies; and
aa. A strategy for consulting with the public (for official plan amendments, zoning by-law amendments and plans of subdivision/condominium only).* (2019 MMAH Mod # 10)
bb. Site Plan;
cc. Construction Erosion & Sediment Control Plan;
dd. Architectural Elevation Plan;
ee. Off-Site Servicing Plan;
ff. Photometric Exterior Lighting Plan;
gg. Details/Cross Section Plan;
hh. General Notes Plan;
ii. View Corridor Study;
jj. Design Analysis;
kk. Servicing Options Report;
ll. Parking Study;
mm. Rock Blasting Report;

nn. Rock Face Stability Report;
oo. Sewer and Water Capacity Assessment (based on Peak Flow Rate);
pp. Sight Line Analysis; and
qq. Other reports required by external agencies. * (OPA 118)

19.13 Delegated Authority

1. The City may, by by-law, delegate the authority to pass by-laws under section 34 of the *Planning Act*, that are of a minor nature, to a committee of Council or an individual who is an officer or employee of the municipality.

2. Delegation of authority to pass by-laws under section 34 of the *Planning Act* shall be limited to:
    a. A by-law to remove a holding "H" symbol;

    b. A by-law to authorize the temporary use of land, buildings, or structures; and

    c. A housekeeping by-law for the purpose of making clerical or other changes to assist in the interpretation of the zoning by-law.

3. The delegation of authority authorized under 19.13(2) may be subject to conditions of Council.

4. Delegation of authority may be withdrawn, by bylaw, in respect of any by-law for which a final disposition was not made before withdrawal.

The additional information and material that may be required depends on the nature and character of the site, the surrounding area, the proposal and the type of approval sought. The additional information and material required as part of a complete application, including any exceptions to the above list of studies, will be determined and confirmed by the City during the pre-consultation process. The City may refuse to accept an application that is not complete.

Part VIII: Site and Area Specific Policies and Schedules

Certain areas within the City may have environmental or land use constraints that are unique, thus requiring special policies tailored to these conditions. Policies for these *Special Policy Areas* were developed from area-specific planning studies under the mandate of previous Official Plans. *Site Specific Policies* were adopted based on development applications also approved under previous Official Plans. These policies apply to specific properties and need to be carried forward in this Plan. *Special Policy Areas* and properties subject to *Site Specific Policies* are also subject to other policies contained in applicable sections of the Plan.

A number of schedules illustrate the land use designations contained in this Official Plan, as well as various constraints related to natural heritage features, resource uses, and hazard lands. Land use designations are illustrated on *Schedules 1a, 1b and 1c, Land Use Map*. Such lands may be subject to additional policy requirements in accordance with *Schedule 5, Natural Heritage and Schedule 6, Hazard Lands. Schedule 7, Transportation Network* indicates the existing road network as well as prioritized road improvements. All schedules should be viewed within the context of corresponding policies contained in applicable sections of the Plan.

20.0 Area Specific Policies

20.1 WHITEWATER LAKE POLICY AREA

20.1.1 Background

Whitewater Lake is the most significant natural feature in Azilda and is a source of both aesthetic and recreational enjoyment for residents. It is a shallow lake with a fragile ecosystem that is sensitive to impacts from development within its watershed. Therefore, particular care must be taken if the water quality of Whitewater Lake is to be protected over the long-term.

Over the years, the lake has exhibited various signs of eutrophication such as algae blooms and rotting aquatic vegetation, pointing to the need for remedial action. Urban runoff from Azilda has the most significant impact on the lake water quality and pressure continues for additional shoreline development around the lake. Phosphorus is one of the most important nutrients affecting the water quality of Whitewater Lake. High levels of phosphorus are associated with the increased amounts of aquatic vegetation found in the lake. Preliminary estimates in 1991 suggested that 50% of the phosphorus loading of Whitewater Lake comes from natural sources while 32% is associated with urban runoff. Other probable sources identified include precipitation (11%), agriculture (5%) and private septic systems (3%). To achieve water quality improvements in Whitewater Lake, effort should be taken to implement measures to reduce the amount of phosphorus entering the lake. Further study is required of other contaminants such as heavy metals.

20.1.2 Water Quality

The water quality of Whitewater Lake is of primary concern to area residents. It has been the policy in the past to prevent water quality degradation and maintain water quality at Trophic Level 2 in Whitewater Lake. More recent phosphorus values for Whitewater Lake indicate that it is now a Trophic Level 3 lake. To the extent possible, it shall be the policy of this plan to reduce or halt a further decline in water quality. The policies proposed in this Section have attempted to implement this objective.

A number of actions that could be undertaken by various groups and agencies to protect the water quality of Whitewater Lake have been identified. Some actions will contribute directly to water quality improvement while others will have indirect benefits.

Programs

1. Municipal projects and parks within the Whitewater Lake watershed will utilize only low phosphorus fertilizers.

2. Street sweeping and ditch cleaning programs that incorporate measures to minimize the impact of runoff on Whitewater Lake will be adopted.

3. To the extent possible, the City will utilize Best Management Practices in carrying out construction and other activities within the Whitewater Lake watershed.

4. In conjunction with the appropriate regulatory authorities, the City will investigate the feasibility of developing a program to inspect private septic systems on properties abutting Whitewater Lake and to ensure remedial action is taken to rectify failed or failing systems.

5. A program of regular lake water sampling to determine sources of contamination and to establish a database of water quality information will be developed in cooperation with the appropriate regulatory authorities, educational institutions and members of the community.

6. A protocol for dealing with hazardous spills occurring within the Whitewater Lake watershed will be developed to ensure a quick response by the appropriate agencies and to minimize the impact of such spills on Whitewater Lake.

7. Given that urban runoff from existing development in Azilda is a significant source of phosphorus to Whitewater Lake, the City will investigate the feasibility of installing such features as silt traps and filter beds at existing storm sewer and drainage ditch outfalls with a view to minimizing the amount of phosphorus, silt and other pollutants entering Whitewater Lake.

20.1.3 Water Quality Model

A qualified consultant will be retained to develop and/or apply a lake-wide water quality model calibrated to Whitewater Lake and its unique characteristics. An appropriate model will provide the ability to assess the probable water quality and biological impacts of future development within the community of Azilda and on existing unserviced waterfront lots around the lake.

The model shall also provide an accurate means of predicting the benefits of various measures (e.g., storm sewer improvements) in mitigating water quality degradation. Among other considerations, the model should consider what the tributaries contribute to Whitewater Lake, anticipate the growth of the community of Azilda to a population of 6,000, and anticipate the development of existing vacant lots around the lake.

20.1.4 Storm Drainage

Stormwater runoff has been identified as a major contributor of nutrients and other pollutants to Whitewater Lake. The provision of storm drainage is a City responsibility. Other agencies with an interest include the Nickel District Conservation Authority, the Ministry of Natural Resources and Forestry and the Ministry of the Environment and Climate Change.

Policies

As a condition of the approval of an Official Plan Amendment, Rezoning, Subdivision or multiple severance (more than 3 lots) proposals in the Whitewater Lake Watershed, the following policies shall apply:

1. Council shall require a stormwater drainage plan that shall ensure, to the extent possible, that stormwater drainage is accommodated on-site and that Best Management Practices are incorporated during construction. The stormwater plan shall ensure that any off-site impact on stormwater runoff shall be reduced by providing such features as temporary retention areas, preserving natural wetlands, and revegetating eroded sites to the satisfaction of the City. Proponents should contact the City in the early planning stages of the proposal to discuss possible stormwater management measures.

2. Proponents will be required to pay the full cost of all downstream drainage upgrades necessitated by the proposed development.

3. Council shall consider requiring the development proponent to undertake the necessary studies to determine the phosphorus load that would be added to Whitewater Lake as a result of the proposed development. Off-site stormwater treatment upgrades or financial contributions to such upgrades may be required to ensure that there will be no net increase in the amount of phosphorus entering Whitewater Lake. This policy may only be applied once a lake-wide model (see Section 21.1.3) for Whitewater Lake is developed which allows the evaluation of the impact of individual development proposals on overall lake water quality and the evaluation of the benefits of various mitigation measures.

20.1.5 Wetlands

Wetlands associated with Whitewater Lake improve the quality of water flowing into and out of Whitewater Lake and provide important wildlife and waterfowl habitat.

No development or site alteration, except on existing lots of record, shall be permitted in or adjacent to wetlands unless it is demonstrated through an Environmental Impact Study that there will be no negative impact on the wetland and its ecological function.

20.1.6 Waterfront Lot Creation

As Whitewater Lake is now classified as a Trophic Level 3 Lake, the creation of additional waterfront lots where municipal sewer and water are not available shall not be permitted.

Tourist commercial developments are restricted on the lake to the existing commercial marine/airbase use. All future applications will require an amendment to this Plan.

20.1.7 Interim Control By-law

If adverse water quality changes become evident, consideration shall be given to the application of an interim control by-law around the lake or within the watershed. The

purpose of this by-law would be to carefully control or restrict development for a period of time while studies are undertaken to identify the source of the water quality problems and measures to mitigate the effects.

20.1.8 Public Land

The City shall undertake to obtain land for public use and/or land environmental protection on Whitewater Lake as opportunities arise. The policies of Section 7.2.1 of the Official Plan shall apply.

Council may investigate the feasibility of establishing a Whitewater Lake Trust that could receive donations of land or cash for the establishment, maintenance or purchase of waterfront land for public use and the initiation of other projects to preserve and enhance the water quality of Whitewater Lake.

20.2 LAKE WANAPITEI POLICY AREA

20.2.1 Special Waterfront Development District

The peninsula southwest of the Non-Urban Settlement of Skead, indicated on *Schedule 2a, Site and Area Specific Policies* as Area "A", possesses unique characteristics. It offers excellent vistas of Lake Wanapitei, a well-forested site with varied terrain, and a well-protected harbour between the peninsula and the mainland. The peninsula provides unique opportunities for resort type development and/or clustered residential development in a mixed use setting.

With respect to Area "A", it shall be the policy of Council to:

a. designate Area "A" as a Special Waterfront Development District where specific land uses shall be determined by rezoning;

b. permit the following uses:

   i. residential uses:

   ii. specialized resort commercial uses such as hotel, resort condominium and similar accommodations, restaurants, marina and related accessory uses;

   iii. specialized institutional uses such as research and educational facilities; and,

iv. outdoor recreation uses;

c. require a comprehensive proposal covering the entire peninsula to be submitted by the proponent as a condition for considering a rezoning application. A rezoning for any of the uses listed in subsection b), either singly or in combination, may be permitted, provided that:

i. no municipal services shall be required for the proposed development;

ii. any required new public road shall be provided by the proponent at no expense to the City;

iii. approval is obtained for a private sewage disposal system appropriate for the proposed development pursuant to the *Environmental Protection Act*;

iv. an adequate supply of potable water is proven to the satisfaction of the City;

v. for residential uses in a conventional subdivision, a minimum lot size of 0.8 hectare, minimum water frontage of 45 metres, 45 metres setback for field beds and 12 metres setback for buildings, shall apply;

vi. for clustered residential development either by itself or in combination with any of the permitted uses and developed under the provisions of Comprehensive Planned Unit Development policies of this Plan, a gross density of up to 7.5 units per hectare of the residential portion of the site may be permitted, provided that a minimum of 30% of the residential site is kept as landscaped or natural open space held in public or common private ownership. Under this provision, open space shall not include any roads or required parking areas;

vii. for resort commercial uses, a gross floor area index of 0.5 shall be permitted, provided that a minimum of 40% of the resort site is kept as landscaped or natural open space. Under this provision, open space shall not include any roads or required parking areas but may include areas for outdoor recreation;

viii. for institutional uses, the appropriate density shall be determined on an individual basis at the time of rezoning in accordance with the intent of this Section of the Plan, provided that a minimum of 50% of the site shall be kept as landscaped or natural open space;

ix. restrictive covenant against further severances shall be registered against the title; and,

x. development shall be subject to site plan control.

20.2.2 Non-Urban Settlement of Skead

With respect to the area designated as *Living Area II* within the Non-Urban Settlement of Skead as indicated on *Schedules 1a and 1c, Land Use Map*, it shall be the policy of Council to:

a. permit single detached dwellings on all lots in existing registered plans of subdivision and parcels lawfully created and held under separate ownership at the time of the adoption of the *Secondary Plan for the Lake Wanapitei Area* (December 9, 1987), provided that the property fronts on or has a registered right-of-way to an existing public road maintained year-round; and,

b. require that all new or replacement field beds for waterfront lots shall have a minimum setback of 45 metres from the high-water mark. In exceptional cases where this condition cannot be met, the property shall be reviewed on its own merits by the appropriate regulatory authorities.

c. permit minor expansion and infilling through severances or plan of subdivision provided that:

i. the density standards of 7.5 units per hectare (minimum lot size of 1,333.3 m^2 and minimum frontage of 36 metres) are adhered to. Where such property has water frontage, the lot size shall be a minimum of 0.8 hectare and a water frontage 45 metres;

ii. the property fronts on an existing public road maintained year-round; and,

iii. for waterfront lots, the field bed can be located at a minimum setback of 45 metres from the high-water mark.

20.3 VALLEY EAST POLICY AREA

20.3.1 Urban Expansion Reserve

In order to achieve the desired community structure of the Valley East Urban Area, population growth greater than that estimated to occur during the Plan period will be required. Accordingly, those lands needed to complete the urban structure but not required during the Plan period are placed in the Urban Expansion Reserve as shown on *Schedule 1c, Land Use – Community Insets* and *Schedule 2a, Site and Area Specific Policies*. As these lands are not intended for development until after the Plan period, future uses, with the exception of a community park, greenbelt, and Collector Roads, (which are shown on *Schedule 7, Transportation Network*), are not indicated at this time, but will be shown when these lands are removed from the Reserve.

Lands designated as Urban Expansion Reserve are deemed to be in the path of urban growth. As such, these lands are restricted to those uses that would not prejudice the sound urban development of this area in the future.

Policies

With respect to the Urban Expansion Reserve, the following policies apply:

1. Single detached dwellings on existing lots and parcels are permitted, as well as forestry, agriculture (including the sale of agricultural products grown or raised by the vendor), and outdoor recreation. Other resource and resource-related uses that would not prejudice urban development in the future may also be permitted by rezoning.

2. The subdivision of land is not permitted during the Plan period.

3. The severance of land is permitted under the following circumstances:

a. The parcel to be severed and the parcel remaining after severance are individually at least 30 hectares (74 acres).

b. Any parcel of land held under separate ownership on March 14,1978 may be allowed one severance per each 10 hectares (25 acres) of the holding. Such a severance must be from 0.4 to 0.8 hectare (1 – 2 acres) in size with a minimum frontage of 60 metres (197 feet) along an existing public road. This policy applies only to the registered owner of the parcel on March 14, 1978.

c. A hydrogeological assessment establishes that soil conditions are suitable for a private sewage disposal system and the requirements of the *Environmental Protection Act* regarding private sewage disposal systems are met.

d. There is a proven water supply in both quantity and quality suitable for domestic purpose.

4. It shall be the policy of Council to direct development to the Valley East Urban Area. Lands in the Urban Expansion Reserve will not be redesignated until such time that lands in the Valley East Urban Area are predominantly utilized or committed for development. Reserve lands adjacent to the urban area will be considered for redesignation first, as long as development of such lands will not impede the resource and resource-related uses on the remaining Urban Expansion Reserve.

20.3.2 Town Centre

Lands designated as the *Town Centre* of the Valley East Urban Area are intended primarily for civic functions. Other land uses that are compatible with and supportive of civic functions may be developed over time. Other public, community-sponsored or non-profit agencies or organizations providing services and facilities are encouraged to locate in the *Town Centre*. Medium density residential development is also permitted as a component of the *Town Centre*, particularly seniors and special needs housing.

20.3.3 Whitson Lake

While Whitson Lake lies within the Plan Area, no specific studies have been undertaken evaluating the suitability of the shoreline or the drainage area of the lake for various types of development. Such studies will be carried out at a later date for the whole of Whitson Lake and its drainage area. Until such time as a comprehensive Whitson Lake Watershed Plan is adopted, the following policies will apply on those lands surrounding Whitson Lake:

Policies

1. Waterfront lands not designated as the *Mining/Mineral Reserve* shall continue to be designated as *Rural;* however, permanent residential waterfront development may be permitted, provided that:

   a. the lot or parcel created by consent has frontage along a public road maintained year-round, a minimum size of 0.8 hectare and a minimum frontage of 45 metres;

   b. a hydrogeological assessment establishes that soil conditions are suitable for a private sewage disposal system and the requirements of the *Environmental Protection Act* regarding private sewage disposal systems are met;

   c. there is a proven water supply in both quantity and quality suitable for domestic purposes;

   d. the proposed development will not degrade the water quality of Whitson Lake to exceed its current Level I water quality status; and,

   e. fish and/or wildlife habitats are not adversely affected.

2. Due to the proximity of these lands to existing settlements, no seasonal waterfront development shall be permitted.

3. For the protection of the shoreline, a minimum 15 metre vegetation buffer shall be maintained.

4. For non-waterfront lands, policies related to *Rural Areas* or the *Mining/Mineral Reserve*, as the case may be, shall apply.

20.4 SOUTH END OF THE COMMUNITY OF SUDBURY

The policies set forth in this section apply to those lands shown as the South End on *Schedule 2a, *Site and Area Specific Policies**. (OPA #2)

20.4.1 Land Use Goals

With respect to land use in the South End, it shall be the goal of Council to:

a. facilitate the orderly development of the South End;

b. encourage the provision of a range of housing types; and,

c. facilitate the designation of commercial and industrial development to expand the range of services and employment available in the South End.

20.4.2 Concept Plans

Where a proposal is brought forward to develop only part of a land holding, a Concept Plan for the entire land holding shall be submitted with the development proposal prior to Council considering the application. The purpose of a Concept Plan shall be to assist Council in evaluating the proposal with respect to the long-term development of the site. It is intended that the Concept Plan will retain flexibility in order to respond to long-term changes in market conditions and other circumstances. A Concept Plan will show:

a. how the development is to be generally distributed on each block;

b. the general location and character of open space;

c. the phasing of the development; and,

d. the manner in which linkages to adjacent developments will be enhanced or created, entrance locations, and any road network being proposed.

20.4.3 Access

Notwithstanding the policies of this Plan, no development of any kind shall be permitted which would result in any new access to Regent Street South between the Four Corners and the Southwest By-pass. All new developments shall gain access from service roads and/or shared entrances with adjacent existing developments.

20.4.4 Servicing

Notwithstanding any other policies to the contrary, new industrial development in the South End shall only occur on lands where full municipal sewer and water services are provided.

20.4.5 New Roads

With respect to the road system, *Schedule 7, Transportation Network* illustrates the approximate alignments of new roads that may be required in light of future traffic needs.

Prior to any development approvals in the Lo-Ellen area requiring new roads, the opening up of unopened roads or extensions to existing roads, the City will prepare a Traffic Impact Study which shall:

a. identify how the proposed development will fit into the evolving road pattern of the Lo-Ellen area;

b. prescribe a road pattern that distributes traffic in the Lo-Ellen area in a balanced and efficient fashion;

c. ensure that the recommended road network in the Lo-Ellen area continues to attract local traffic only;

d. provide that only a single connection to the west side of a possible future second access road to the university shall be provided and that this connection will occur at the southerly end of the undeveloped area as indicated on *Schedule 7, Transportation Network*;

e. identify which traffic calming measures should be taken to preserve the residential ambience of Hunter Street and Loach's Road which are the planned Collector Roads for the area and any other required Collector Roads, such as providing a narrow pavement platform, a winding street pattern, and tree planting on boulevards adjacent to the street edge; and,

f. provide opportunities for public input.

20.4.6 Subdivision Design

It shall be the policy of Council to require a connected street pattern or other such design alternatives which reduce the need for cul-de-sacs. In addition, developers shall be required to provide vehicle, pedestrian and bicycle linkages to future developments on abutting lands.

20.4.7 Sewer and Water Supplies

In order to ensure that sewer and water supplies are adequate to meet the demands for growth in the South End, the City shall review its servicing needs as they relate to the South End. This review may, among other matters, consider such things as the phasing and financing of expansions and upgrading of the existing sewer and water infrastructure where necessary.

20.4.8 Water Pressure

Policies

1. At certain higher elevations in the South End, there may be insufficient water pressure to provide adequate flows for fire protection. In order to prevent situations where there are inadequate flows for fire protection, it shall be the policy of Council to consider restricting certain types of land uses at higher elevations notwithstanding the land use designations contained in this Plan.

2. Council may consider a number of alternatives in order to address water pressure problems in the South End. These alternatives may include:

    a. permitting booster pumps to some types of land uses; and,

    b. phasing development consistent with the orderly expansion of the water supply system.

20.4.9 Trails

Trails can serve as an alternative means of transportation within an urban environment. As new areas develop in the South End, green corridors with trails linking these areas with existing or future recreational areas or activity centres should be provided.

It shall be the policy of Council to require the following trail links be incorporated into any future development:

a. as residential development occurs east and south of the Lo-Ellen Park area, trail corridors linking this area with the Laurentian University and the Lake Laurentian Conservation Area trail system shall be provided;

b. in the Algonquin area, the Mallard's Green trails shall be extended to the north and west to provide access from the Algonquin Road area;

c. trail linkage from the Countryside Arena to new subdivisions to the east shall be provided;

d. new residential development west of Long Lake Road shall incorporate trail corridors linking residential areas to the Five Lakes area that will eventually be developed as a recreational area;

e. a trail along the St. Charles Lake outflow from Lily Creek to St. Charles Lake shall be provided linking the Moonglo extension to Robinson Playground;

f. a trail connection from the Junction Creek delta to the west end of Robinson Lake shall provide a link between the proposed Junction Creek trail system and the area south of Robinson Lake;

g. in the area between Paris Street and Regent Street south of Walford Road, trail links with the MacLeod School woodlot shall be provided; and,

h. a trail along the east shore of Still Lake should be provided.

20.4.10 Wetlands

Locally significant wetlands have been conceptually identified on *Schedule 2b, South End Natural Assets*. The policies contained in Section 9.2.3 of this Plan pertaining to Wetlands shall apply.

20.4.11 Natural Assets

Policies

1. It shall be the policy of Council to protect the natural assets in the South End that are shown on *Schedule 2b, South End Natural Assets*. These lands should be retained in public ownership, or be acquired by public bodies when opportunities arise. The following is a listing of those lands identified on *Schedule 2b, South End Natural Assets:*

    a. MacLeod School Woodlot;

    b. Lily Creek Delta;

c. Middle Lake Outflow;

d. Middle/Hannah Lake Hilltop/Marsh;

e. Robinson Lake Outflow Marsh;

f. Junction Creek Delta;

g. Kelley Lake Hilltop/Ridge; and,

h. St. Charles Lake Outflow.

2. Natural creeks and streams located within areas to be developed shall be preserved in their natural state wherever feasible. Any special treatment required shall be designed to blend with the natural appearance of the watercourse. Consideration should always be given to utilizing watercourse corridors as natural greenspace in the urban design of an area.

3. It shall be the policy of Council to preserve islands on lakes in the South End as natural areas that contribute to the beauty of area lakes.

20.4.12 Special Concept Areas

Special Concept Areas serve as the main entry points to the South End of the City. In order to ensure high quality development, the following policies apply to any lands designated as Special Concept Areas on *Schedule 2a, *Site and Area Specific Policies**: (OPA #2)

Policies

1. Special Concept Areas should be developed as integrated mixed use developments consistent with the City's Nodes and Corridors Strategy where applicable.

2. Proponents for the development of vacant lands within these Special Concept Areas shall submit a comprehensive development proposal. Among other

matters, such plans shall indicate all proposed development, access from the Arterial Road and other necessary road linkages, internal traffic circulation and parking relationships, impacts on natural drainage, phasing, building location, orientation and design features, open space elements, trail linkages and building elevations. The City will consider the size and nature of development proposed within the Special Concept Areas prior to making a decision about the matters to be covered by the comprehensive development plan.

20.5 SOUTH PENINSULA OF THE RAMSEY LAKE POLICY AREA

Policies

1. Notwithstanding the policies of this Plan, the following special policies shall apply to lands designated as *Living Area I* on the South Peninsula of Ramsey Lake (i.e., all those *Living Area I* lands on Ramsey Lake Road, the Bethel Peninsula including all lands lying north and south of Bethel Lake, with the exception of lands along South Bay Road and Keast Drive that are designated as *Living Area II*):

   a. In order to protect Ramsey Lake as a municipal water supply, no severances or subdivisions are permitted until municipal sewer and water services are available. In the interim, only single detached dwellings are permitted on legally existing lots fronting on public roads, subject to the approval of the appropriate regulatory authorities for a private sewage disposal system.

   b. In order to preserve the open space character of the neighbourhood, the net density for the South Peninsula shall not exceed 10 units/hectare (equivalent to 1,000 m^2 or 10,764 ft^2 of land per unit) even after sewer and water services are available.

2. To maintain the open space character of the south shore of the Ramsey Lake neighbourhood, waterfront lots created by severance on the South Peninsula shall have minimum road and water frontages of 30 metres (100 feet). Backshore lots created by severance shall also have road frontage of 30 metres. For plans of subdivision developed under the provisions of Comprehensive Planned Unit

Development, road or water frontage requirement(s) of 30 metres may be reduced provided that the development provides significant public amenities to further the achievement of the goals and objectives of this Plan and the *Ramsey Lake Community Improvement Plan*. As a general principle, frontages should not be less than 23 metres (75 feet) and a minimum lot area of 1,000 m^2 (10,764 ft^2). In evaluating such proposals, the following criteria shall be considered in addition to the normal evaluation criteria applicable to Comprehensive Planned Unit Development:

a. that public open space be provided beyond what is normally required under parkland dedication;

b. that the development is sensitive to the terrain and the microecology of the area such that natural drainage courses, natural vegetation, natural features such as unique rock formations, and wildlife habitats are preserved;

c. that the visual quality of higher elevations of the area from the lake are preserved and enhanced; and,

d. that private and public open spaces are linked and integrated such that trail systems could be developed easily.

3. Comprehensive Planned Unit Development provisions shall apply only when municipal services are available for that area.

4. Severances shall be permitted on existing lots occupied by a dwelling on June 10, 1992 for a period of one year following the installation of sewer and water services to the property provided that the minimum lot frontage and minimum lot area for both the severed and the retained lot shall be 23 metres (75 feet) and 1,000 m^2 (10,764 ft^2), respectively. (OPA #2)

20.6 FAIRBANK LAKE POLICY AREA

20.6.1 Shoreline Protection

Policies

Council supports the Ministry of Natural Resources in designating Fairbank Lake as a lake trout lake for lake management purposes and will cooperate with the Ministry of the Environment and the Ministry of Natural Resources in protecting its water quality and aquatic habitat by consulting these Ministries in reviewing development proposals.

1. The wet beach and littoral zone vegetation shall be protected from modifications and disturbances. All changes made to beaches and shores are subject to the approval of the Ministry of Natural Resources.

2. During site preparation and construction, disturbances to backshore vegetation and soil shall be kept to a minimum. Erosion control measures shall be implemented by the owner to prevent silt and debris from entering the lake.

3. As many fish spawning grounds have not yet been individually identified, additional development restrictions may be imposed for their protection in the severance or subdivision approval process on a case-by-case basis.

20.6.2 Waterfront Developments

Policies

1. Seasonal dwellings shall be permitted on existing registered waterfront lots or parcels legally created and held under separate ownership at the time of adoption of this Plan by Council, provided that:

    a. the waterfront lot or parcel also fronts on a public road that is maintained seasonally or has public water access;

    b. approval is obtained from the appropriate regulatory authorities for the location and operation of a private sewage disposal system pursuant to regulations of the *Environmental Protection Act* prior to the issuance of a building permit, and all new or replacement field beds shall have a minimum setback of 30 metres from the high-water mark;

    c. all new main or accessory buildings, with the exception of boathouses and docks, shall have a minimum setback of 25 metres from the high-water mark; and,

    d. municipal services need not be extended beyond what is currently provided.

2. New lots for waterfront dwellings may be created either by consent or plan of subdivision from existing parcels of land abutting the lake, provided that:

    a. the lot created and the lot remaining must have a lot size of not less than 0.8 hectare and a minimum water frontage of 80 metres;

    b. an adequate supply of potable water is proven to the satisfaction of the City prior to the issuance of a final certificate by the Consent Official or final approval of a plan of subdivision;

c. approval is obtained from the appropriate regulatory authorities for the operation and location of a private sewage disposal system pursuant to regulations of the *Environmental Protection Act* prior to the issuance of a final certificate by the Consent Official or final approval of a plan of subdivision;

d. all setback requirements stipulated under clauses b) and c) of Policy 1 can be satisfied;

e. it is not constrained by environmental hazards such as steep slopes, swamps, or a designated Flood Plain;

f. the new lot would not have a negative impact on any identified fish spawning ground;

g. for seasonal dwellings, a No Demand for Services Agreement is registered against the title where access is obtained from a seasonally maintained road; and,

h. for permanent dwellings, permanent public road frontage is required.

3. Notwithstanding subsection 2, parts of Parcels 8243, 8244 and 8973, Lots l-3, Concession I, Township of Trill, and parts of Parcel 8240 in Lot 2, Concession VI, Township of Drury, may be subdivided to recognize the existing seasonal dwellings that cannot meet the lot size and frontage requirements of this Plan, provided that all other conditions regarding seasonal development can be met.

4. Notwithstanding the requirements of clause a) of subsection 2, four (4) new lots may be created on Parcel 26859 "A", Lot 3, Concession I, Township of Trill, provided that all other conditions regarding seasonal development can be met.

5. Notwithstanding the provisions of subsection 2, no further severances or subdivisions shall be permitted on the islands of Fairbank Lake.

6. Subject to rezoning, conversions of existing seasonal dwellings into permanent dwellings are permitted, provided that:

a. the lot fronts on a public road that is maintained year-round;

b. the existing lot has a minimum size of 0.8 ha and water frontage of 80 metres, and meets all other requirements of the Zoning By-law for permanent residential use;

c. the lot is suitable for private water and sewage systems for permanent use as approved by the appropriate regulatory authorities;

d. Building Code Standards for permanent dwellings are met;

e. the lot does not lie within a designated Flood Plain; and,

f. Ministry of the Environment is satisfied that the conversion would not have long-term effects on the existing trophic level of Fairbank Lake.

20.6.3 Existing Resort Commercial

The intent of these special policies is to recognize the existing resort commercial uses on the south shore of Fairbank Lake. Since the adoption of the original policies, some changes have occurred including ownership changes for certain land parcels and the realignment of the municipal road.

Policies

The following policies recognize these changes while keeping the intent of the original policies:

a. The existing resort commercial establishment located on former Parcel 8095, Lot 10, Concession I, Township of Fairbank and now described as PIN 73366-0168 (being Part 1, Plan 53R-12267 and Parcel 29285) shall be recognized as an existing Resort Commercial use in the Zoning Bylaw. It permits ten (10) seasonal dwellings or ten (10) camping sites interchangeably provided that the total number of the combination does not exceed ten (10), a marina, a restaurant and a single detached dwelling. The creation of additional campsites and expansion of the

operation, however, shall not be permitted except by an amendment to the Zoning By-law. In considering such an application, Council shall evaluate, among other factors, the impact of additional boats and campsites on the water quality and fisheries habitat of Fairbank Lake. Vacant lands east of Waldenwood Road that were part of the resort are now reverted to Mineral Reserve.

b. Parts 4, 5 and 6 of Plan 53R-14542 have been added to former Parcel 7288, Lot 10, Concession VI, Township of Denison, and now described as PIN 73382-0541. The existing trailer park shall be recognized as an existing Resort Commercial use and will be zoned in the Zoning By-law to permit 100 trailer sites. The two parcels described as PIN 73382-0542 and PIN 73366-280 (being Parts 1, 2 and 3, Plan 53R-3795) provide the trailer park with access to Fairbank Lake as well as a waterline and pump house for the trailer park.

b. The existing resort commercial establishment located on Parcel 9738, Lot 12, Concession VI, Township of Denison, shall be recognized as an existing Resort Commercial use and will be zoned to permit such a use in the Zoning By-law. It shall be limited to its existing capacity of five (5) cottages and a marina.

20.6.4 Mining/Mineral Reserve

In addition to the policies contained in Section 4.6.1 of the Plan, severance of lands within the area designated as *Mining/Mineral Reserve* for the purposes of creating seasonal or permanent residential lots shall not be permitted. However, nothing in this clause shall be deemed to prohibit severances for the transfer of intervening lands between legal existing registered cottage lots and a public road for the purposes of securing public road access to or enlarging the areas of the said lots, provided that no new lot is created.

20.6.5 Site Plan Control Area

Lands designated as the *Mining/Mineral Reserve* and *Aggregate Reserve* are hereby designated as proposed Site Plan Control Areas with the exception of proposed mining uses more than 150 metres from any residential development or 150 metres from the shoreline of any lake and/or more than 150 metres from any public road. Further,

resort commercial developments within the Policy Area shall also be subject to site plan control. Upon approval of this Plan by the Minister, Council will adopt a Site Plan Control By-law pursuant to the *Planning Act* to implement this policy.

20.6.6 Forestry

Lands around Fairbank Lake are covered extensively by production forests. In order to reduce potential conflicts between timber harvesting and recreation, Council shall cooperate with the Ministry of Natural Resources in implementing the following policies:

a. Council supports the commitment of the Ministry of Natural Resources:

   i) to apply a skyline no-cut reserve around Fairbank Lake; and,

   ii) to apply a 120 metre Modified Management Area at the rear of all cottage lots wherein the first 30 metres will remain uncut and the remaining 90 metres will consist of a Uniform Shelterwood cut, whichever is greater;

b. On forest lands beyond the shoreline reserve, up to at least the limits of the Fairbanks Lake Watershed, Council shall communicate with the Ministry of Natural Resources and actively participate in the development of Ministry forest management and operating plans to promote through application of modified forest management practices, preservation of aesthetics of Fairbank Lake, protection of wildlife habitat and reduced siltation. In addition, the Ministry is encouraged to notify and involve interested publics including the Fairbank Lake Cottagers' Association and individual cottage owners well in advance of specific forest management operations within the planning area;

c. Erosion control measures shall be undertaken;

d. Where practical, cutting shall be carried out during the winter season;

e. No logging slash shall be left within 30 metres of road right-of-ways and the high-water mark of watercourses and waterbodies;

f. Where appropriate and practical, reforestation shall be carried out immediately following harvesting, or in the case of winter logging, no later than the next planting season.

20.7 ADDITIONAL HAZARD LAND POLICIES

While development is generally restricted on lands subject to flooding and erosion hazards, there are other areas in the communities of Sudbury, Dowling, Azilda and Chelmsford where additional policies apply. These areas are indicated on *Schedule 6, Hazard Lands*. These areas are not "Special Policy Areas", as defined in the Provincial Policy Statement. Development in these areas may only be permitted if approved by Conservation Sudbury or MNRF. Development will not be permitted where there is an unacceptable risk to public health or safety or of property damage.

20.7.1 The Community of Sudbury

Development may occur in the following areas of the community of Sudbury in accordance with the underlying land uses indicated on *Schedule 1b, Land Use Map*, subject to the approval of Conservation Sudbury. See inset on schedule 6 for location of areas A-H.

Policies

1. **Area A: Alexander Street**
   Within Area A, the replacement, expansion or alteration of existing buildings and infilling on existing vacant lots may be permitted. No new lots will be permitted.

2. **Area B: Notre Dame Avenue**
   Within Area B, the replacement, alteration or expansion of existing buildings may be permitted. New development may be permitted up to 95 metres east of Notre Dame Avenue provided that no development will occur closer than 25 metres to Junction Creek.

3. **Area C: Flour Mill**
Within Area C, the replacement, expansion or alteration of existing residential buildings and infilling on existing vacant lots may be permitted. No new residential lots will be permitted. Infilling or the replacement of non-residential uses may be permitted provided that these do not occur closer than 25 metres to Junction Creek.

4. **Area D: Copper Cliff**
Within Area D, the replacement, expansion or alteration of existing buildings and infilling on existing vacant residential lots may be permitted.

5. **Area E: Ramsey View Court**
Within Area E, a new mixed use office building may be permitted.*(OPA #266)

6. **Area F: Long Lake Road Bypass**
Within Area F, non-residential development permitted in the underlying designation may be allowed, provided that municipal sewer and water services are available. In addition, for those lands lying northeast of the Bypass and designated as *Living Area*, low density residential development may be permitted provided that required drainage improvements are installed which mitigate the flood hazards.

7. **Area G: Highway 69 Bypass**
Within Area G, non-residential development permitted in the underlying designation may be permitted provided that municipal sewer and water services are available.

8. **Area H: Ponderosa Area**
Within Area H, certain lands may have development potential even though this area currently serves as a natural floodwater storage area. If it can be demonstrated to the satisfaction of Conservation Sudbury , that some or all of these lands can be removed from the Flood Plain as a result of drainage or flood management improvements, development may be permitted subject to an amendment to the Official Plan covering the entire Area H to establish an

appropriate range of residential and other compatible land uses. Applications for amendments to the zoning by-law shall be submitted at the same time as applications for plans of subdivision.

As a condition for considering an Official Plan amendment application, the proponent shall prepare and submit a comprehensive development plan and comprehensive technical studies at their own expense. The comprehensive development plan shall include the entire Area H to indicate the proposed land uses, the layout of streets, services, open space elements and other urban design features, and phasing. The comprehensive technical studies may include engineering studies to address issues such as Flood Plain and stormwater management, groundwater, sewer and water services, transportation, noise and vibration from the CNR line, and construction techniques required to overcome poor soil conditions.

At the rezoning and subdivision stages, the comprehensive development plan shall also indicate building envelopes, trails and pedestrian linkages, sensitive and natural areas, natural corridors, landscaping elements, and other details appropriate for the application under consideration.
In considering such applications, Council will ensure that:

a. adequate provisions are made in the proposal for Flood Plain management;

b. soil conditions are proven to be suitable for the proposed development, and that the proposed development and related flood management improvements would have no unacceptable adverse impacts on the stability of buildings and structures in adjacent existing developments;

c. sewer and water capacities are adequate for the proposed development;

d. the existing road system can accommodate the additional traffic flow;

e. public roads and other infrastructure as may be required by the City as a result of this development shall be provided by the developer;

f. parking and efficient internal traffic circulation, are adequately provided for;

g. open space remains an integral component of the development. In particular, the linear open space system of the Junction Creek Waterway Park shall be maintained. For the purposes of this sub-clause, a golf course will be considered to be compatible with the linear open space system, provided that its design and usage will not interrupt the continuity of the publicly accessible linear open space system;

h. no residential or other urban development shall occur closer than a minimum of 25 metres from the centre line of Junction Creek;

i. land dedication for park purposes pursuant to the *Planning Act* shall be the greater of five percent or one hectare per 300 dwelling units, which may be directed in whole or in part to establishing a natural Junction Creek corridor. In addition, the dedication of land along the Junction Creek corridor which will remain in the Flood Plain after the proposed flood management improvements may be required as a condition of development approval; and,

j. all applicable provincial legislation and approved policies under Section 3 of the *Planning Act* in existence at the time of the application are complied with.

20.7.2 The Community of Dowling

Portions of the community of Dowling are designated as a Two-Zone Flood Plain Policy Area. All development shall be prohibited in the area designated as Floodway as shown on *Schedule 6, Hazard Lands*. Development is permitted in the area designated as Flood Fringe as shown on *Schedule 6, Hazard Lands*, only in accordance with the policies below.

Policies

1. In areas designated as *Living Areas* within the Flood Fringe which have been substantially developed for single dwelling unit purposes, new development may be permitted in accordance with the following provisions:

   a. extensions or additions to existing buildings, and the reconstruction of dwelling units destroyed by natural causes other than a flood, may be permitted provided that:

      i. all openings are located at least 0.3 metres above the elevation of the regulatory flood line;

      ii. buildings constructed on filled ground shall not be raised to a height that is not in keeping with surrounding buildings or would create localized drainage problems;

      iii. no habitable rooms shall be permitted below the design flood level; and,

      iv. all requirements of C.M.H.C., the Ontario Building Code and Conservation Sudbury regarding floodproofing of structures in the Flood Plain shall apply;

   b. new single dwelling units may be constructed on lots in registered plans of subdivision existing on April 19, 1982, subject to the approval of Conservation Sudbury and the MNRF and the following special provisions)

      i. municipal water and sewer are available or, the appropriate regulatory authorities in consultation with Conservation Sudbury have determined that there is sufficient lot area outside of the Flood Plain to support a Class 4 sewage system, in accordance with the requirements of the *Environmental Protection Act*;

      ii. ingress and egress to any lot in the Flood Fringe where any development is proposed should be floodproofed so that escape routes remain passable during times of flooding, to the satisfaction of Conservation Sudbury ; and,

iii. the property fronts on an existing public road maintained year-round;

c. the division of existing serviced lots into two (2) parts may be permitted as long as the property fronts on an existing public road maintained year-round, has municipal sewer and water available, and there is sewer and water plant capacity for the additional development

d. in areas where commercial development is permitted, expansions and new uses are allowed;

e. the area designated as *Town Centre* and a portion of land designated as *Living Area I* are located within the designated Flood Plain. This area constitutes the main focus for new commercial and residential development and may be developed in accordance with the underlying land use policies subject to the following special provisions:

i. prior to considering a plan of subdivision, a hydrogeological assessment must be prepared by the developer and approved by Conservation Sudbury and the MNRF. Such a study must contain recommendations for floodproofing, existing and finished elevations, drainage improvements and all other matters required to protect the development from flood damage;

ii. other permitted uses as outlined in Section 4.2.3 (Town Centres) will be permitted provided that appropriate flood protection measures which meet the approval of Conservation Sudbury and the MNRFare undertaken, and,

iii. municipal sewer and water is to be extended at the expense of the owner; and,

f. the northerly portion of Parcel 12292, Lot 4 , Concession 4 and Parcel 13821, Lot 3, Concession 4, Township of Dowling are designated *Living Area I* and surrounded by both commercial and residential development. New residential uses will be permitted in this portion of the Flood Plain provided that:

i. a hydrogeological assessment is prepared prior to the submission of development plans;

ii. appropriate flood protection and erosion control measures are undertaken by the developer to the satisfaction of Conservation Sudbury and the MNRF;

iii. a variety of housing types may be permitted to a maximum net residential density of 18 units per hectare;

iv. no building shall exceed two storeys in height; and,

v. any required sewer and water extension is at the expense of the owner and plant capacity exists to accommodate new development.

20.7.3 The Community of Azilda

Portions of the community of Azilda are designated as a Two-Zone Flood Plain Policy Area. Floodway and Flood Fringe areas for Azilda are shown on *Schedule 6, Hazard Lands*.

20.7.3.1 Floodway

Policies

The Floodway comprises those lands located below the level of the 100-year Flood Line in Azilda. The provisions of Section 10.2 (Flooding Hazards) and 10.2.1 (Existing Structures in the Flood Plain) apply to lands in Azilda with the Floodway designation. In addition to those provisions, it is policy of this Plan that:

a. all Floodway lands, with the exception of existing buildings and structures, will be zoned as an appropriate hazard zone in the implementing Zoning By-law; and,

b. where the level of the 100-year flood has been permanently altered through approved remedial works satisfactory to Council and Conservation Sudbury , the Flood Fringe policies below will apply to the lands that have been removed from the Floodway.

20.7.3.2 Flood Fringe

Policies

1. The Flood Fringe consists of lands between the 100-year Flood Line and the Regulatory Flood line. Development may be permitted within the Flood Fringe, subject to the provision of adequate floodproofing. As such, buildings and structures existing at the date of adoption of this Plan may be recognized as permitted uses in the implementing Zoning By-law.

2. Expansions of and/or alteration of existing buildings and the erection of new buildings and structures on existing vacant lots, may be permitted in accordance with the underlying land use designation, subject to the approval of Conservation Sudbury and in compliance with the following floodproofing requirements:

    a. all openings will be 0.3 metres above the Regulatory Flood Level;

    b. no habitable rooms will be permitted below the Regulatory Flood Level; and,

    c. all buildings constructed on filled ground will not be raised above the elevation of surrounding lots or create localized drainage problems.

3. The reconstruction of dwelling units destroyed by natural causes other than flood may be reconstructed in accordance with the floodproofing requirements above without amendment to the Zoning By-law.

20.7.4 The Community of Chelmsford

In Chelmsford, the Floodway policies from Section 21.7.3.1 will apply. However, certain areas adjacent to Tributaries III and IV of the Whitson River in Chelmsford may have been removed from the 100-year flood limits by remedial works. Accordingly, those areas lying between Errington Street and Municipal Road 15, which lie within the Regulatory Flood limits as shown on *Schedule 6, Hazard Lands,* may be developed in accordance with the Flood Fringe provisions of Azilda.

20.7.5 Lake Wanapitei

Lake Wanapitae is a large inland lake and subject to flooding and erosion hazards. Development and site alteration along the Lake Wanapitae shoreline is subject to Conservation Sudbury approval. On Lake Wanapitei, those areas below an elevation of 267.95 metres are considered to be within the flood plain. Development will not be permitted in the flood plain. In addition, lands within a minimum of 45 metres of the flood plain will also be regulated by Conservation Sudbury to address erosion, wave uprush and other water-related hazards. Conservation Sudbury should be consulted to establish exact boundaries of the flood plain and adjacent lands.

20.7.6 Lake Panache

Lake Panache is an inland lake subject to flooding and erosion hazards. A portion of the lake lies within the City of Greater Sudbury's boundaries. The lake is within the MNRF's area of jurisdiction. On Lake Panache, those areas below an elevation of 222.4 metres are considered to be within the flood plain. Development will not be permitted in the flood plain. Development and site alteration along the Lake Panache shoreline may be required to demonstrate that any erosion, wave uprush and other water related hazards can be properly mitigate prior to approval.

20.8 MINNOW LAKE POLICY AREA

20.8.1 Background

Located within the Minnow Lake Community Improvement Area are two large tracts of land designated *Living Area I* and indicated on *Schedule 2a, *Site and Area Specific Policies**. These lands are characterized by a rugged, rocky topography that has made them difficult to develop in the past. These striking landscapes are valued by the community for the open space they provide and for the diversity they add to the urban landscape. (OPA #2)

Policies

1. In order to preserve the open space character of the area, Comprehensive Planned Unit Developments may include a variety of building types up to a maximum height of 5 storeys, provided that the maximum density does not exceed 18 units per hectare. For developments other than Comprehensive Planned Unit Development, only single detached, semi-detached, and duplex dwellings shall be permitted to a maximum density of 18 units per hectare.

2. In the development of these large land holdings, substantial tracts of undeveloped open space shall be preserved and dedicated for park purposes. Such open space areas shall be contiguous with open space areas in abutting parcels or shall include green pedestrian and/or bicycle corridors linking with other open space areas.

3. The integrity of the natural landscape and significant natural features of the site shall be preserved.

4. Development shall flow with the natural topography of the site and terrain modification shall be minimized through clustering of development in nodes located at various elevations and locations.

5. Building forms will be specially designed to complement and blend with the natural landscape.

6. Views to and from Minnow Lake and Ramsey Lake shall be protected through the preservation of natural hilltops.

7. Linkages shall be provided between open space and other recreation areas.

8. In exceptional situations where a proposed development provides additional public amenities beyond meeting the provisions of #2-7 above, an increase in density to 36 units per hectare may be considered.

9. No severances or development shall be permitted without a comprehensive plan for the entire land holding. The plan shall address matters such as future lots, road linkages, infrastructure, pedestrian linkages, building sites, land use, and the location of open space areas to be preserved.

20.9 RAMSEY LAKE UNSERVICED RESIDENTIAL

Certain inhabited shorelines as shown on *Schedule 2a, Site and Area Specific Policies* in the South Bay Road and Dube Road areas of Ramsey Lake remain unserviced and will not likely be serviced within the Plan period.

1. On existing lots in these areas, single detached permanent dwellings are permitted, provided that:

    a. the lot fronts on a public road that is open and maintained year-round by the City, or where a registered right-of-way provides access from the parcel to an existing public road maintained year-round;

    b. The City Engineer is satisfied that a potable source of water supply is available;

    c. approval is obtained from the appropriate regulatory authorities for a private sewage disposal system; and,

    d. all new dwellings or conversion of existing seasonal dwellings in this District can meet the standards specified in the Zoning By-law and Building Code for permanent dwellings.

2. Severances may be permitted provided that:

    a. the lot created and the lot remaining have a minimum lot size of 0.8 hectare (two acres) and minimum water frontage of 45 metres (148 feet); and,

b. the conditions of Policy 1 can be met.

20.10 WANUP POLICY AREA

Wanup is designated as a *Living Area II* - Non-Urban Settlement, wherein the policies of Section 3.2.2 shall apply, subject to the following modifications:

1. A community boundary is established as shown on *Schedule 2a, *Site and Area Specific Policies**. This area includes a school, community hall, church, scattered rural residences along Highway 537, agricultural land, rural land, and more recent residential development including an eight (8) lot residential subdivision described as Plan M-1257; a mobile home park which is restricted to a maximum of fourteen (14) mobile homes, and a number of residential lots created by severance (mostly contained in that part of Plan SR-2922 which has public road frontage). (OPA #2)

2. The mobile home park known as Mobile Home Court 69 located on Parcel 37971 shall be recognized in the implementing zoning by-law but shall be restricted to its existing size.

3. Limited infill within the community boundary shall be permitted through severance for single residential purposes. Severed lots as well as lands retained must front on a permanently maintained existing public road, have a minimum area of 0.4 hectare (1 acre), and be capable of accommodating a private sewage system and a private water supply that meets the municipal standards for an adequate supply of potable water.

4. Compatible uses including schools, churches, other local institutional uses as defined in Section 3.2, resort commercial uses, and small-scale commercial uses may be permitted subject to rezoning. When considering such rezoning applications, consideration should be given to the suitability of the site, the

impact on adjacent uses, adequacy of parking, impact on roads and the ability to provide sanitary sewer and water services, among other matters.

20.11 LONG LAKE AREA WATERBODIES

As indicated on *Schedule 2a: *Site and Area Specific Policies**, a permanent residential waterfront zone for properties abutting water is established where such areas front on a public road that is maintained year-round, or where a registered right-of-way provides access from an existing parcel to a year-round, publicly maintained road. (OPA #2)

21.0 SITE SPECIFIC POLICIES

21.1 The following shall apply to the lands described as Part 1, Plan 53R-11152 in Lot 8, Concession 6, Township of Waters:

A multiple family dwelling containing a maximum of nine (9) residential dwelling units shall be permitted provided that approval is obtained for a private waste disposal system in accordance with the requirements of the *Environmental Protection Act*.

Former OPA # 27

21.2 In addition to the policies of this Plan, the following policies shall apply to the lands described as Lots 9 to 15 inclusive in Plan M-257 in Lot 7, Concession 6, Township of Blezard:

a) In order to promote better development and minimize traffic flow disruption along the Arterial Road, single lot rezoning shall be discouraged and land assembly for consolidated development shall be promoted.

b) Subject to rezoning, new development may be permitted provided that:
   i) parking can be adequately provided;
   ii) entrances to the Arterial Road shall be kept to a minimum;

iii) entrances shall be placed in locations where they will have the least impact on traffic flow. The use of joint entrances shall be encouraged; and,

iii) landscaping and buffering shall be provided along the entire length of road frontages and along the boundaries that abut residential uses.

Former OPA # 59

21.3 Notwithstanding anything to the contrary on those lands described as Part 3, Plan 53R-15429 in Lot 3, Concession 5, Township of Blezard, a subdivision for permanent residential use shall be permitted subject to the following:

a) That each lot have a minimum of 45 metres frontage on a public road that is maintained year-round;

b) That each lot have a minimum water frontage of 45 m;

c) That each lot have a minimum area of 0.4 hectares; and,

d) That each lot have a private sewage disposal system approved by the appropriate regulatory authorities.

Former OPA # 163

21.4 Notwithstanding anything to the contrary, a single detached dwelling may be permitted on Parcels 49461, 43115, 47414, 7263 and 43473, in Lot 1, Concession 1, Township of McKim, subject to the following:

a) The yard requirements of the R1.D2.5 zone shall apply;

b) The lands shall be placed in an "H" Holding Zone to permit a detached dwelling. The "H" Holding symbol shall only be removed by City Council upon the issuance of a Certificate of Approval to be acquired from the Ministry of the Environment or its agent to support the installation of a private sewage disposal system on the lot to the satisfaction of the Ministry of the Environment or its agent; and,

c) No severances on these parcels shall be permitted.

Former OPA # 169

21.5 Notwithstanding anything to the contrary, the following policy shall apply to the lands described as Parcel 46523 S.E.S., being Parts 17 and 18, Plan 53R-7863 in Lot 11, Concession 5, Neelon Township:

In addition to those uses permitted within the *Living Area I* designation, a model home sales office and related accessory uses shall be permitted.

Former OPA # 170

21.6 In addition to the polices of this Plan, the following policy shall apply to lands described as Parcel 13210, in Lot 11, Concession 3, Township of Rayside:

In addition to the uses permitted on lands designated General Industrial, retail and office uses shall also be permitted.

Former OPA # 177

21.7 In addition to the policies of this plan, the following policies shall apply to the lands described as Parcel 26612 S.E.S., being Part 8, Plan 53R-8177, Lot 7, Concession 5, Township of Waters:

a) In addition to those uses permitted within the *Living Area I* designation, a residential building which may contain dwelling units with or without cooking facilities, and offices for medical or personal support services shall be permitted.

b) Notwithstanding anything to the contrary, the number of dwelling units comprising one building shall not be restricted, and no building shall be more than four (4) storeys high.

c) Notwithstanding anything to the contrary, the net density of a lot or parcel shall not exceed 48 dwelling units per hectare.

Former OPA # 180

21.8 Notwithstanding anything to the contrary, the following policies shall apply to the lands described as Parcels 22155‘A’, 37224, 51029, 23535, 44906, 37205, 7030, 33138, 8047, 14829, 8530, 15701‘A’, 8497, 8375, 10087, 12712, 9523,

9143, 8388, 7750, 15985, 9184, 15943, 29390 and 17176 S.E.S. in Lot 7, Concession 1, Township of McKim:

a) The maximum building height shall be two (2) storeys.

b) Vehicular access shall not be permitted from Walford Road or Regent Street, except for those driveways that serve an existing dwelling, to the satisfaction of the City of Greater Sudbury.

Former OPA # 183 / OPA (119)

21.9 In addition to the policies of the Plan, the following policies shall apply to the lands described as Part 4, Plan 53R-16107 being Part of Parcel 10114 in Lot 9, Concession 4, Township of Neelon:

New Format Retail uses combining retailing with related warehousing and/or wholesaling components of the same business within a large, single freestanding building with a minimum gross floor area of 100,000 square feet may be permitted, subject to rezoning. New Format Retailing includes such uses as Big Box Retailers, Category Warehouse Stores and Membership Warehouse Clubs. The intent is to permit New Format Retail uses with large area requirements. Traditional forms of retailing are not considered to be New Format Retailing. An application for rezoning to permit New Format Retail uses described above may be considered, provided that:

a) the application for rezoning is accompanied by a planning report that demonstrates why the proposed development is not suited to areas already designated to permit retail uses;

b) the application for rezoning shall be accompanied by a retail market analysis demonstrating the anticipated impact of the proposed development on the City of Greater Sudbury. This analysis must deal with the viability of existing commercial areas and the combined impacts of the proposed New Format Retail development and other competing commercial developments already approved and considered imminent;

c) the application for rezoning shall be accompanied by a traffic impact study which evaluates the ability of the transportation system to service the proposed development and identifies the necessary improvements to upgrade the transportation network, including roadway, signalization and signing to the City's design standards and minimum acceptable service levels that are to be carried out at the proponent's expense;

d) sewer and water infrastructure must be available and adequate to service the proposed development and any improvements required are to be carried out at the proponent's expense;

e) a three-year time limit shall be placed on all final approvals wherein development is to occur. Where no development has been initiated within three years of the By-law coming into effect, City Council may take steps to restore the original zoning on the lands;

f) the proponent shall prepare a Storm Drainage Report to address issues such as siltation control, effect on downstream drainage and on-site retention.

Former OPA # 187

21.10 Notwithstanding anything to the contrary, two severances may be permitted on those lands described as Parcel 51334 S.E.S., being Parts 1 and 2, Plan 53R-15851 in Lot 10, Concession 5, Township of Blezard. Severances must be from 0.4 to 0.8 ha in size with a minimum of 60 metres frontage along an existing public road.

Former OPA # 191

21.11 Notwithstanding anything to the contrary, the following policies shall apply to lands described as Part of Parcels 2433 and 9634, being Parts 1 and 2, Plan 53R-15429 and Parts 1 and 3, Plan 53R-16637, in Lot 3, Concession 5, Township of Blezard:

a) A plan of subdivision for permanent (estate) residential use shall be permitted without the requirement for communal services and condominium registration;

b) Each waterfront lot shall have a minimum area of 0.4 hectares and each back lot shall have a minimum area of 1 hectare;

c) In order to protect the shoreline and the water quality of Whitson Lake, a minimum 15 metre vegetation buffer shall be maintained along the shoreline;

d) Each lot shall have a sewage disposal system in accordance with Ministry of the Environment guidelines;

e) Each lot shall have a proven supply of potable water approved by the Commissioner of Public Works; and,

f) All waterfront lots shall be designated as an area of Site Plan Control pursuant to Section 41 of *The Planning Act*.

Former OPA # 204

21.12 Notwithstanding anything to the contrary, one severance may be permitted on those lands described as Parcel 36134 S.E.S. being the Remainder of Part 2 and all of Part 3, Plan SR-3585 in Lot 10, Concession 5, Township of Blezard:

The lot to be created shall have an approximate minimum area of 8.0 ha with a minimum of 200 m of frontage along an existing public road. In addition the lot severed and the retained lot must have frontage of a public road, a hydrogeological study will be required to establish that soil conditions are suitable for a private sewage disposal system, and that there is a proven water supply in terms of quality and quantity for domestic consumption.

Former OPA # 207

21.13 Notwithstanding anything to the contrary, one severance for residential use shall be permitted on those lands described as Parcel 30430 S.W.S. being Parts 1 and 2, Plan 53R-15278 in Lot 5, Concession 2, Township of Rayside. Such severance must be from 0.4 to 0.8 ha in size with a minimum of 60 m of frontage along an existing public road.

Former OPA # 213

21.14 Notwithstanding anything to the contrary, the following special severance policies shall apply to Parcel 17991 in Lot 7, Concession 2, Hanmer Township:

Severances for single residential use may be permitted subject to the lot being severed and the lot being retained satisfying the following criteria:

a) minimum lot size shall be 0.4 ha;

b) minimum lot frontage shall be 60 metres;

c) soil conditions must be proven to be suitable for the installation of private sewage systems; and,

d) there must be a proven water supply in both quantity and quality for domestic purposes.

Former OPA # 215

21.15 Notwithstanding anything to the contrary, the following policies shall apply to the lands described as Part of Parcel 49532, Lots 163 to 165, Plan M-423, and part of Lakewood Drive, Lot 2, Concession 2, McKim Township:

a) For a plan of subdivision, the 30 metre road frontage requirement and the 1,000 m^2 area requirement for lots may be reduced provided that the total residential land area divided by the number of lots equals a minimum of 1,000 m^2, and provided that no lots have a road frontage of less than 16.3 metres or a minimum area of less than 669 m^2.

b) That following subdivision approval, no severances for the creation of additional lots shall be permitted.

Former OPA # 220

21.16 Notwithstanding anything to the contrary, one severance only for residential use shall be permitted on those lands described as Parcel 2409, in Lot 4, Concession 4, Township of Hanmer. Such severance must be from 0.4 to 0.8 ha in size with a minimum of 60 metres of frontage along an existing public road.

Former OPA # 227

21.17 Notwithstanding anything to the contrary, the part of Parcel 1960 SES in Lot 7, Concession 3, Neelon Township is designated as an area of Site Plan Control pursuant to Section 41 of the *Planning Act*.

Former OPA # 228

21.18 Notwithstanding anything to the contrary, a single detached dwelling may be permitted on Part of Parcel 9284, being Parts 1 and 2, Plan 53R-9528, in Lot 1, Concession 1, Township of McKim:

a) yard requirements of the R1.D2.5 zone shall apply;

b) the lands shall be placed in an "H" holding Zone to permit a detached dwelling and the "H" Holding symbol shall only be removed by City Council upon the issuance of a Certificate of Approval to be acquired from the Ministry of the Environment or its agent to support the installation of a private sewage disposal system on the lot to the satisfaction of the Ministry of the Environment or its agent; and,

c) no severances on these parcels shall be permitted.

Former OPA # 232

21.19 The following policies shall apply to the lands described as Parcel 31411 SWS, being Parts 1 to 3, Plan 53R-11821 and Part 1, Plan 53R-17097, Lot 1, Concession 3, Balfour Township:

a) Notwithstanding anything to the contrary, the only permitted uses shall be a welding shop and related accessory uses; and,

b) Parcel 31141 SWS is designated as an area of Site Plan Control in accordance with Section 41 of the *Planning Act*.

Former OPA # 235

21.20 Notwithstanding anything to the contrary, the following special severance policies apply to Parcel 18511 S.E.S. in Lot 6, Concession 3, Township of Hanmer: Severance to permit one lot for single residential use may be permitted subject to the newly-created lot satisfying the following criteria:

a) the lot size shall be from 0.4 to 0.8 hectares;

b) the minimum lot frontage shall be 60 metres along an existing public road;

c) soil conditions must be proven to be suitable for the installation of a private sewage system; and,

d) there must be a proven water supply in both quantity and quality for domestic purposes.

Former OPA # 236

21.21 Notwithstanding anything to the contrary, one severance only for residential use shall be permitted on those lands described as Parcel 16824, in Lot 12, Concession 1, Township of Hanmer. Such severance must be from 0.4 to 0.8 ha in size with a minimum of 60 metres of frontage along an existing public road.

Former OPA # 237

21.22 Notwithstanding anything to the contrary, on lands described as Parts 1, 2, 3, Plan 53R-17574 in Lot 9, Concession 1, Township of Garson, severance of lots for rural estate development on an existing public road shall be permitted provided

that the newly created lot is not less than 0.9 ha in size, and has a minimum frontage of 90 metres.

Former OPA # 239

21.23 Notwithstanding anything to the contrary, one severance only for residential use shall be permitted on those lands described as Parcel 38896, in Lot 10, Concession 1, Township of Capreol. Such severance must be from 0.4 to 0.8 ha in size with a minimum of 60 metres of frontage along an existing public road.

Former OPA # 244

21.24 Notwithstanding anything to the contrary the following special policies shall apply to P.I.N. 73508-1060 being Parcels 1189, 1190 & 1714 S.E.S. in Lot 10, Concession 3, Township of Capreol:

Severance to create one single residential lot may be permitted subject to the following criteria being satisfied:

a) the lot size shall be from 0.4 to 0.8 hectares;

b) the minimum lot frontage shall be 60 metres along an existing public road;

c) soil conditions must be proven to be suitable for the installation of private sewage systems; and,

c) there must be a proven potable water supply in both quantity and quality for domestic purposes.

Former OPA # 246

21.25 Notwithstanding the policies of this Plan, on lands described as Part 3, Plan 53R-17790, in Lot 9, Concession 1, Township of Garson, severance for rural estate development on an existing public road shall be permitted subject to the following criteria:

a) Is not located in or adjacent to:
   i) the Agricultural Reserve;
   ii) the Mineral Reserve;
   iii) the Flood Plain.

b) Outside class 2 to 4 lands according to the Canada Land Inventory capability rating for recreation;

c) Is not located adjacent to an existing or proposed industrial development unless the existing topography or vegetation provides a natural buffer against noise, odour and visual impact;

d) Is not located within the noise exposure forecast contours around airports;

e) Is located in areas which have a gently rolling topography with mature tree cover and areas which provide natural screening from the roadway and between residential units through vegetation and/or topography;

f) Is not located on lands where the water table is less than 1.5m (4.9 ft) below the surface;

g) Is located more than 500 m (1,640 ft) from a sewage treatment plant, more than 500 m (1,640 ft) from a landfill site and more than 300 m (984 ft) from a municipal well;

h) Has soil conditions suitable for a private sewage disposal system and the regulation of the Ministry of the Environment regarding private sewage systems are met;

i) Has a proven water supply both in quantity and quality that meets the Ministry of the Environment regulations for private water supply systems;

j) Has access onto a public road maintained year-round which is served by school buses from the Boards of Education or is within walking distance of schools from the Boards of Education;

k) Is developed in harmony with its natural features and preserves as much as possible the natural environment;

l) Lots fronting exclusively on existing public roads and have a minimum frontage of 75 m and a minimum area of 0.9 ha; and,

m) Has covenants against any further severance registered against the title.

Former OPA # 248

21.26 Notwithstanding anything to the contrary, on lands described as Parcel 48576 S.E.S., being part 1, Plan 53R-12098 in Lot 7, Concession 1, Township of Garson, the severance of one residential lot shall be permitted provided the net density does not exceed 33 dwelling units per hectare. The lot to be severed may be serviced by a municipal water supply and a private sewage disposal system, it if can be demonstrated that the private sewage disposal system will satisfy the requirements of the *Environmental Protection Act*. Further, access to the residential lot, which is to be severed, shall be permitted from an Arterial Road.

Former OPA # 251

21.27 Notwithstanding the policies of this Plan, on those lands described as Parcel 1675 S.W.S. in Lot 4, Concession 1, Township of Balfour, the creation of one residential lot, being 0.4 to 0.8 hectare in size and having a minimum frontage of 60 metres along an existing public road, shall be permitted.

Former OPA # 253

21.28 Notwithstanding anything to the contrary the marina on Parts 2-5 of Plan SR-3 and a portion of the southerly limit of Parcel 19038, Lot 8, Concession 6, Fairbank Township, existing on the north side of Vermilion Lake Road shall be recognized as an existing resort commercial use but no expansion beyond the existing operation shall be permitted.

Former OPA # 5.2b

21.29 Notwithstanding anything to the contrary, the Richelieu Club on Parcel 6425, Lot 3, Concession 6, Fairbank Township, shall be recognized as an existing non-profit club. Expansion of the buildings and new structures accessory thereto may be permitted subject to rezoning and Site Plan Control.

Former OPA # 5.2c

21.30 Notwithstanding anything to the contrary, any development or redevelopment of the Windy Lake Marina site, which is located on Parcels 5524 and 9445 in Lot 10, Concession 4, Township of Dowling, shall require consideration of the following elements:

a) A plan of subdivision may be required for the subdivision of these lands;

b) A servicing study shall be required as part of any redevelopment of these lands. This study shall be submitted for Council's consideration before any approvals are granted. This study shall examine the water quality, water quantity, and soils suitability for a subsurface sewage disposal system, among other matters;

c) Permitted uses, which will be subject to rezoning, may include a boat launching facility (with or without buildings) and seasonal dwellings;

d) A Site Plan Control Agreement shall be required as a condition to any non-residential development approval of these lands; and,

e) Council will consider the comprehensive development of this area, including Parcel 7153.

Former OPA # 5.5.a.f.

21.31 Certain lands abutting the north and south sides of Kelly Lake are designated both *Mining/Mineral Reserve* and *Parks and Open Space*. These lands provide an attractive viewshed for the Kelly Lake area and also hold potential for sub-surface mining activity. It is the policy of this Plan to encourage the protection of both the surface vegetation and existing contours. It is also the policy of this Plan to allow for the extraction of the sub-surface mineral deposits in a manner that preserves the surface features.

In addition, the treatment pond located adjacent to and south of Municipal Road 55 is designated both *Mining/Mineral Reserve* and *Parks and Open Space*. This

recognizes both the mining-related use of the property and the desire to maintain vegetation and landscaping on the site.

21.32 Notwithstanding the policies of this Plan, a restaurant shall be permitted on lands described as Parcel 25219 being Lot 286, Plan M-1032, Lot 9, Concession 6, Township of Dowling.

Former OPA # 122

21.33 Notwithstanding the policies of this Plan, rural residential lots shall be permitted on those lands described as the Remainder of Parcel 15678 S.E.S. in Lot 5, Concession 4, Township of Hanmer provided that:

a) each lot is not less than 2 ha (5 ac) in size and has a minimum frontage of 90 metres (295 ft);

b) has soil conditions suitable for a private sewage disposal system and the regulations of the Ministry of the Environment are met;

c) has a proven water supply both in quantity and quality which meets the Ministry of the Environment regulations for private water supply systems; and,

d) front on a public road that is maintained year round which is not a Primary or Secondary Arterial Road, as defined by this Plan.

Former OPA # 243

21.34 Notwithstanding the policies of this Plan, three severances to create lots for hobby farm use shall be permitted on those lands described as Parcel 21812 S.W.S. in Lot 4, Concession 2, Township of Balfour. Such severances must be from 3.6 to 4 ha in size with a minimum of 90 metres of frontage along an existing public road.

Former OPA # 234

21.35 Notwithstanding anything to the contrary, medium density residential development is permitted on the subject property consistent with Policy 2 of Section 3.2.1.

Former OPA # 126,129 and 198

21.36 Notwithstanding anything to the contrary, the reprocessing and/or recycling of reusable asphalt and concrete shall be permitted as an accessory use within a licenced quarry on Part of Parcels 6270 and 3185 SES, Lots 2 and 3, Concession 4, Neelon Township.

Former OPA #252

21.37 Notwithstanding anything to the contrary, one severance may be permitted on those lands described as Parcel 1369, Plan 53R-17468 SES, Lot 2, Concession 6, Township of Blezard. The lot to be created shall have an approximate area of 2.0 ha with a minimum frontage of approximately 90m.

Former OPA #261

~~21.38 Notwithstanding anything to the contrary, the only permitted uses on lands described as Parts 1, 2 and 3, Plan 53R-16350, Lot 3, Concession 5, McKim Township, shall be:~~

~~i) offices, business or professional~~
~~ii) medical or dental clinics and laboratories~~
~~iii) multiple dwellings and their accessory uses.~~

~~Former OPA #263~~

21.39 Notwithstanding anything to the contrary, an embroidery and silkscreening business together with accessory retail uses shall be permitted on Parcel 18190 SES in Lot 7, Concession 2, Hanmer Township, having a floor area greater than 300m^2 and an entrance onto Highway 69 North which is designated as a Primary Arterial Road.

Former OPA #264

21.40 Notwithstanding anything to the contrary, on lands described as Part of Parcel 22159 SWS in Lot 7, Concession 6, Township of Waters a total of 119 residential dwellings shall be permitted, comprised of a maximum of 60 apartments, with a maximum of 30 units in any one building with building height not to exceed three storeys, and the balance of the total units to consist of a mix of single detached, semi-detached or townhouse dwellings. This development shall be subject to site plan approval.

Former OPA #260

21.41 Notwithstanding anything to the contrary, on lands described as the remainder of Parcel 1498 SES in Lot 4, Concession 4, Township of Hanmer a severance to create one single residential lot may be permitted, subject to the following criteria being satisfied:

3.1. the lot size shall be from 0.4 to 0.8 hectare; and,
3.2. the minimum lot frontage shall be 60m along an existing public road.

Former OPA #268

21.42 Notwithstanding anything to the contrary, in addition to the uses permitted in the Rural Area, the sale and servicing of industrial pumps shall also be permitted on the lands described as Parcel 7240 SWS, Lot 4, Concession 3, Township of Balfour, City of Greater Sudbury, subject to the following condition:

i) no direct access will be permitted from Parcel 7240 to Highway 144; access to the property will be obtained via a right-of-way over the abutting Parcel 19215 to the east, with a shared access to the highway from Parcel 19215.*

Former OPA #231

~~21.43 Notwithstanding the policies of Section 4.3, on lands described as Lot 25, Plan M-380 and Lot 33, Plan 53M-1194, Lot 10, Concession 5, Neelon Township, the only permitted use shall be offices.~~

~~Former OPA #272~~
~~OMB Order dated December 17th, 2007~~
~~Case # PL070279"~~

(Deleted by OPA 145)

21.44 Notwithstanding the policies of Section 11 Transportation and Table 1 Road Classification of the Official Plan, on those lands described as PIN 73475-0204(LT), being Parts 19 to 23, Plan 53R-12112, Lot 5, Concession 6, Broder Township, vehicular access shall be permitted to the arterial road known as Regent Street. (OPA 1)

*21.45 Notwithstanding anything to the contrary, a single detached dwelling may be permitted on PIN 73593-0039, Part 1, Plan 53R-11452 in Lot 1, Concession 1, Township of McKim, subject to the following:

a. The yard requirements of the R1 zone shall apply;
b. No severances on the subject lands shall be permitted.*(OPA 3)

21.48 Notwithstanding anything to the contrary, the following policies shall apply to lands described as PIN 73479-0462 (LT), Parcel 30324 S.E.S., Parts 3 to 8, Plan 53R-17203 in Lot 12, Concession 5, Township of Dill:

a. The only permitted use shall be mini-storage buildings.

b. No private sewer or water services shall be permitted. *(OPA #9)

21.50 Notwithstanding anything to the contrary, on lands described as PIN 73500-0121, 73500-0218, 73500-0331, in Lot 11, Concession 5, Township of Blezard, Martin Road, Blezard Valley, City of Greater Sudbury three lots may be permitted subject to the following criteria being satisfied.

i) each lot will have a road frontage of 20 metres.

ii) each lot shall have a minimum front yard setback of 60 metres. *(OPA #15)

21.51 Notwithstanding the policies of Section 3.2 Living Area Designations, General Policies for Living Areas, on the lands described as Parcel 13141 SES, Part Lot 2, Plan M-140, Lot 6, Concession 1, McKim Township, a commercial use with a maximum floor space of approximately 250 m^2 for a medical office shall be permitted. *(OPA 276)

21.52 Notwithstanding the policies of Sections 8.5.1 and 21.1.6 of the Official Plan, the following policies shall apply to lands described as Parts 1, 2, & 3, Plan 53R-19472 in Lot 8, Concession 6, Township of Snider:

a. A plan of subdivision comprising a maximum of 17 lots for seasonal residential use shall be permitted;

b. A shoreline buffer zone consisting of natural vegetation shall extend a minimum 20 metres from the high-water mark; and,

c. Within the shoreline buffer zone, the maximum area of cleared shoreline of a waterfront lot shall be 25% of the shoreline or up to 23 metres, whichever is lesser. *(OPA 17)

21.54 Notwithstanding anything to the contrary on lands described as Parcel 5606 SWS, Part 1, Plan 53R-9500, Lot 4, Concession 4, Township of Balfour, one additional lot with no public road frontage may be created provided that a right-of-way is granted for the purpose of providing the new lot with access onto McKenzie Road. *(OPA 22)

21.55 Notwithstanding anything to the contrary on lands described as Parcel 10495 SES, Part 2, Plan 53R-18512, Lot 2, Concession 6, Township of Blezard, the severance of the 10.4 ha property as it existed on July 13, 2011 into two parcels of approximately 5.6 ha and 4.8 ha respectively may be permitted.(OPA 25)

21.56 Notwithstanding the policies of Section 5.2.2, the lands described as Parcel 45367, Part 1, Plan SR-2557, Part 1, Plan 53R-12162, Part 1, Plan 53R- 14916, Lot 6, Concession 3, Township of Dill, the severance of the 1.75 ha (4.32 acres) property as it existed on August 10, 2011 into two parcels shall be permitted.(OPA 26)

21.57 Notwithstanding the policies of Section 5.2.2, the land described as Parcel 12196 SWS, Lot 8, Concession 2, Township of Rayside, may be severed to create one additional lot subject to:

i) the severed lot shall have a minimum lot frontage of 32 m (105 ft) onto Municipal Road 55 with a minimum lot area of 0.2 ha (0.51 acres). (OPA 27)

21.58 Notwithstanding anything to the contrary those lands described as Parcel 4997 SWS, Lot 4, Concession 6, Township of Fairbank, having 64 m of lot frontage onto Vermilion Lake Road may be severed from the abutting Parcel 4769 SWS in Lot 4, Concession 6, Township of Fairbank, which had become merged on title. (OPA 29)

21.59 Notwithstanding anything to the contrary one severance may be permitted on those lands described as Parcel 1385 SWS, Lot 1, Concession 4, Township of Balfour, with the westerly parcel having 75 m and the easterly parcel having 153 m of lot frontage onto Main Street. *(OPA 30)

21.60 Notwithstanding anything to the contrary on lands described as Parcels 347 & 1535 SWS, Lots 4 & 5, Concession 3, Township of Balfour, Parcels 347 & 1535 SWS having merged on title shall be permitted to be severed into separate lots with areas of approximately, 27ha and 33ha respectively with the westerly severed lands (Parcel 1535 SWS) having 0 m and the easterly retained lands (Parcel 347 SWS) having approximately 35m of lot frontage onto MacKenzie Road, subject to the following condition:

i) the owner shall have made arrangements with Canadian Pacific Railway that provide for a legal right-of-access to the weekly severed lands (Parcel 1535). *(OPA 28)

21.61 Notwithstanding anything to the contrary on lands described as Parcels 1432 & 35115, Lot 7, Concession 1, Township of Capreol, may be severed to create one additional lot subject to the severed and retained lots each having a minimum lot frontage of 60 metres. *(OPA 32)

~~21.62 Notwithstanding anything to the contrary, on lands described as PINs 73596-0730, 73596-0649 & 73596-0536, Parcels 13648, 30426 & 17909 S.E.S., Lots 42, 43 & Part of Lot 44, Plan M-196, Part 1, Plan SR-289 in Lot 7, Concession 1, Township of McKim, the only permitted uses shall be offices and related accessory uses.(OPA 31)~~ (Deleted by OPA 62)

21.65 Notwithstanding anything to the contrary those lands described as Parcel 20609, Parts 1 to 3, Plan SR-1842, Lot 2, Concession 5, Township of Rayside may be severed into two parcels, each having a minimum lot area of approximately 2h (5 acres). *(OPA 33)

21.66 Notwithstanding anything to the contrary on lands described as Parcel 45 SES, Lot 5, Concession 3, Township of Blezard, City of Greater Sudbury, the severance of one rural residential lot within the Mineral Reserve is permitted subject to both the severed and retained lots having 90 metres of public road frontage and a minimum lot area of 2 hectares. (OPA 37)

21.67 Notwithstanding anything to the contrary, a mobile home dwelling shall be permitted as a garden suite accessory to a single detached dwelling on lands described as PIN 73501-1138, Part of Lot 16, Plan M-390, Parcel 33682A in Lot 9, Concession 6, Township of Blezard. *(OPA 38)

21.68 Notwithstanding anything to the contrary on lands described as Parcel 30544 SES, Part of Lot X, Plan M-134, Lot 5, Concession 6, Township of Cleland, the severance of one lot is permitted provided that both of the severed and retained lots have minimum lot frontages of 60 metres onto Red Deer Lake Road. (OPA 41)

21.69 Notwithstanding anything to the contrary, a mobile home dwelling shall be permitted as a garden suite accessory to a single detached dwelling on lands described as PIN 73378-0260, Lot 2, Plan M-531, Parcel 21776 S.W.S., in Lot 8, Concession 4, Township of Waters.(OPA 42)

21.70 Notwithstanding anything to the contrary those lands described as Parcel 25272 SES, Part of Lot 12, Concession 5, Township of Dill may be permitted to have a transport terminal use with a maximum building area of approximately 590m^2. *(OPA 43)

21.71 Notwithstanding anything to the contrary on lands described as Parts 2, 4 to 8, 10, 11, 14 & 15, Plan 53R-16790, Lot 8 & 9, Concession 5, Township of MacLennan, the severance of two waterfront lots with minimum lot areas of approximately 0.59 hectares and 0.78 hectares is permitted.*(OPA 44)

21.72 Notwithstanding anything to the contrary, on those lands described as Parcel 43385, Parts 5 to 8 & 9, Plan 53R-18601, Lot 10, Concession 1, Township of Garson four lots may be permitted subject to the following criteria being satisfied:

i) The minimum lot frontage shall be 70m along an existing public road.
ii) The minimum lot area shall be 2ha. *(OPA 40)

21.73 Notwithstanding anything to the contrary on lands described as Parcel 292 SES, Lot 12, Concession 4, Township of Blezard, the severance of one lot having a minimum lot frontage of 60 m (196.85 ft) onto Valleyview Road is permitted. *(OPA 49)

21.74 Notwithstanding anything to the contrary those lands described as Parcel 14498, Parcel 18295, Parcel 20678 and Parcel 18296, Part 1, RP SR-2374, Lot 11, Concession 2, Township of Graham may be permitted to have a rural industrial use that generates up to 10,000 litres/day of wastewater. *(OPA 52)

21.75 Notwithstanding anything to the contrary, an automotive sales establishment and related accessory uses shall be permitted on lands described as PINs 73569-0245 & 73569-0247, Parcels 9740 & 18788 S.E.S., Parts 2 & 4, Plan 53R-18183 in Lot 10, Concession 5, Township of Neelon. *(OPA 51)

21.76 Notwithstanding anything to the contrary, one severance with a minimum public road frontage of approximately 71 metres shall be permitted on lands described as Part of PIN 73501-0454, Part of Parcel 6953 S.E.S., in Lot 9, Concession 5, Township of Blezard. *(OPA 55)

21.77 Notwithstanding anything to the contrary on those lands described as Parcel 407 SES, Lot 3, Concession 1, Township of Hanmer may be permitted to sever a minimum 2.0 ha parcel fronting onto Dominion Drive. *(OPA 56)

21.78 Notwithstanding anything to the contrary on lands described as East part of Lot 2, Concession 6, Township of Blezard, City of Greater Sudbury, the severance of one rural residential dwelling lot within the Urban Expansion Reserve is permitted subject to the severed and retained lands having lot areas of approximately 2.57 hectares and 17.5 hectares respectively. *(OPA 54)

21.79 Notwithstanding anything to the contrary those lands described as Parcels 31151 & 1264 SWS, Parts 2 & 3, Plan 53R-16520, Lot 6, Concession 4, Township of Waters may be permitted the severance of a lot with a minimum area of 1.4 ha and a retained lot with a minimum area of 1.5 ha. *(OPA 57)

21.80 Notwithstanding anything to the contrary on lands described as PIN 73504-3007, Lot 5, Concession 3, Township of Hanmer, three additional rural lots may be created from the lands as they existed on August 11, 2015 subject to the following criteria being satisfied.

i. Minimum lot areas shall be 2 hectares;
ii. Minimum lot frontages shall be 105 metres; and
iii. That the three new lots are located within approximately 315 metres of the northerly lot line of the lands subject to this amendment. *(OPA 58)

21.81 Notwithstanding anything to the contrary on lands described as Part 1, Plan 53R-19141, Lot 5, Concession 3, Township of Hanmer, the severance of one lot having a minimum lot area of 2 ha (5 acres) and a minimum lot frontage of 90m (295 ft) onto Deschene Road is permitted. *(OPA 64)

21.82 Notwithstanding anything to the contrary those lands described as Parcel 5528, Part 2, Plan 53R-5370, Lot 4, Concession 3, Township of Broder a landscape contractor's yard may be permitted. *(OPA 59)

21.83 Notwithstanding anything to the contrary on lands described as Part 1, Plan 53R-20553, Lot 11, Concession 1, Township of Garson, one residential dwelling lot may be created having a total lot area of approximately 4,500 square metres, and access and servicing to the lot shall be provided through the lands described as Part 2, Plan 53R-20553. *(OPA 60)

21.84 Notwithstanding anything to the contrary, three (3) severances with a minimum public road frontage of approximately 57 metres on Gravel Drive shall be permitted on lands described as Part of PIN 73503-1249, Part of Parcel 1911 S.E.S., in Lot 3, Concession 3, Township of Hanmer. *(OPA 65)

21.85 OPA #62 deletes Section 21.62 (OPA #31) in order to allow consideration of all uses permitted under the Mixed Use Commercial designation on lands described as PIN 73596-0932 (LT), Part of Lots 42 and 43, Plan M-196, Part of Lot 44, Plan M-196 being Part 1, Plan SR-289 and Part of Lot 7, Concession 1, Township of McKim as in instrument LT200801, in Lot 7, Concession 1, Township of McKim. *(OPA 62).

21.86 Notwithstanding anything to the contrary those lands described as Parcel 53828 SES, Part 1, Plan 53R-17223, Lot 4, Concession 4, Township of Hanmer may be severed into two parcels, each having a minimum lot areas of 0.8 ha (2 acres).*(OPA 67)

21.87 Notwithstanding anything to the contrary, one (1) severance shall be permitted from the existing residential lot described as PINs 73490-0575 (LT), 73490-0577 (LT) & 73491-0143 (LT), Parts 1 to 7, Plan 53R-17427 in Lot 12, Concession 3, Township of Falconbridge.*(OPA 68)

21.88 Notwithstanding anything to the contrary on lands described as PIN 73504-3037 (LT), Part of Part 1, Plan 53R-4868 except Part 1, Plan 53R—20120, Part of Lot 4, Concession 3, Township of Hanmer and

PIN 73504-1850 (LT) Part of Lot 4, Concession 3 as in Instrument LT171112, Township of Hanmer, the severance of two lots having a minimum lot area of 2 ha and a minimum lot frontage of 56 m onto Gravel Drive is permitted. The retained lot fronting Highway 69 North having a minimum lot area of 2 ha and a minimum lot frontage of 56 m shall also be permitted.*(OPA 70)

21.89 Notwithstanding anything to the contrary, three (3) severances with a minimum lot area of 2 hectares and a minimum lot frontage of 90 metres shall be permitted from the parent parcel on lands described as Part of PIN 73502-0696, Parcel 1518 S.E.S., in Lot 2, Concession 6, Township of Blezard. *(OPA 76)

21.90 Notwithstanding anything to the contrary, a maximum net density of 260 units per hectare shall be permitted on lands described as Part of PIN 02127-0182, Parts 1 & 2, Plan 53R-3813 in Lot 5, Concession 5, Township of McKim.*(OPA 80)

21.91 Notwithstanding anything to the contrary those lands described as Parts 5 and 6, Plan 53R-19355, except Part 1, Plan 53R-20635 in Lot 2, Concession 2, Township of Balfour may permit the severance of two lots, each with a minimum area of 2 ha and a retained parcel with an area of 5.7 ha, where the original parent parcel has already had the maximum 3 lots allowed to be severed from the property in the Rural designation since June 14, 2006. *(OPA 79)

21.92 Notwithstanding anything to the contrary, two (2) severances for single residential use shall be permitted on lands described as PIN 73346-0998, Parcel 29709 S.W.S., Part of Part 1, Plan 53R-13613 in Lot 4, Concession 1, Township of Rayside.*(OPA 78)

21.93 Notwithstanding anything to the contrary on lands described as Parcel 48999, Part 1, Plan 53R-12469, Lot 2, Concession 3, Township of Hanmer, the severance of one lot with both the severed and retained lots having minimum lot areas of approximately 0.30 hectares.*(OPA 77)

21.94 Notwithstanding anything to the contrary those lands described as Parcel 375, Part 4, Plan 53R-18782, Lot 4, Concession 3, Township of Hanmer may permit the severance of three lots, each with a minimum area of 2 hectares and a minimum frontage of 104 metres and a retained parcel with an area of 10 hectares, where the original parent parcel has already had the maximum 3 lots allowed to be severed from the property in the Rural designated since June 14, 2006.*(OPA 83)

21.95 Notwithstanding anything to the contrary, the City will require the dedication of land for parks and recreational purposes as a condition of development or redevelopment for lands described as PIN 73579-0273, Parcels 18627 & 15636 S.E.S, Lot 129, Plan M-139, in Lot 1, Concession 3, Township of McKim, otherwise known as Royal Canadian Legion Branch 76. Payment-in-lieu of parkland dedication will not be accepted by the City. The City will ensure that such dedication will protect the views to Ramsey Lake.(OPA 88)

21.96 Notwithstanding anything to the contrary, five (5) severances shall be permitted from the parent parcel based on the date of the adoption of the Official Plan on lands described as Part of PIN 73502-0877, Part of Parcel 697 S.E.S., in Lot 3, Concession 5, Township of Blezard. (OPA 66)

21.97 Notwithstanding anything to the contrary those lands described as Part 1, Plan 53R-19093, and remainder of Parcel 234 SWS, Lot 4, Concession 5, Township of Rayside may be severed to create one new parcel, having a minimum lot area of 0.8ha (2 acres) and a minimum lot frontage of 60M (197 ft.)*(OPA 89)

21.98 Notwithstanding anything to the contrary, four (4) waterfront lots for seasonal residential use with no public road frontage shall be permitted on lands described as PINs 73502-0197, 73502-0601, 73502-0602, 73502-607, Parcels 9123, 15847, 15429 & 13567 S.E.S, in Lot 5, Concession 5, Township of Blezard.*(OPA 84)

21.99 Notwithstanding anything to the contrary on land described as Part of PIN 73504-3056, Lot 5, Concession 3, Township of Hanmer, the additional

severances of on lost having a minimum lot area of 2 hectares and a minimum lot frontage of 104 meters onto Deschene Road.*(OPA 90)

21.100 Notwithstanding anything to the contrary those lands described as Parts 3, 4, 8 & 9, Plan 53R-20983, Lots 9 &10, Concession 4, Township of Neelon (Kingsway, Sudbury) a place of amusement in the form of a casino shall be permitted (OPA 92)

21.101 Notwithstanding anything to the contrary those lands described as Parcels 4555 SES and 5906 SES, lot 12, Plan M-50, Lot 5, Concession 2, Township of Garson, may be severed to permit a multiple residential development with a maximum next residential density of 65 units per hectare on former Parcel 4555 SES and 91 units per hectare on former Parcel 5906 SES.*(OPA 98)

21.102 Notwithstanding anything to the contrary, one (1) rural lot with a minimum public road frontage of 60 Meters shall be permitted on lands described as Part of PIN 73500-0585, Part of Parcel 16669 S.E.S., Part of Part 6, Plan 53R-19489 in Lot 10, Concession 6, Township of Blezard.*(OPA 97)

21.104 Notwithstanding anything to the contrary on lands described as PIN 73345-0193, Parcel 1881, Lot 10, Concession 5, Township of Rayside, the severance of one rural lot having a minimum lot frontage of 60 meters onto Municipal Road #15 shall be permitted. The retained lands shall also be permitted to provide for a minimum lot frontage of 60 metres onto Municipal Road #15. *(OPA 99)

21.105 Notwithstanding anything to the contrary on lands described as PINs 73504-3070 & 73504-3071, Parcel 18575, Part 1, Plan 53R-20725, Lot 6, Concession 3, Township of Hanmer, the severance of one rural lot having a minimum lot frontage of 61 metres onto Gravel Drive shall be permitted. The two retained lots shall also provide for a minimum lot frontage of 61 metres onto Gravel Drive. (OPA 109)

21.106 Notwithstanding anything to the contrary on those lands described as PIN 73351-0385, Part of Block A & Part of Lot 14, Plan M-4, Parcel 27303, Lot 2,

Concession 4, Township of Balfour, a maximum net residential density of 144 dwelling units per hectare shall be permitted. (OPA 110)

21.107 Notwithstanding anything to the contrary, the following policies shall apply to lands described as Part of PIN 73503-0122, Part of Parcel 20201A S.E.S., in Lot 3, Concession 2, Township of Hanmer:
a) One (1) severance for an approximate 2.4 ha lot shall be permitted from the parent parcel;
b) The minimum lot frontage for the new lot shall be 71 metres; and,
c) The minimum lot frontage for the retained portion shall be 85 metres. (*OPA 115)

21.108 Notwithstanding anything to the contrary on lands described as Parcel 16989 SWS, Lot 6, Concession 2, Township of Balfour, a contractor's yard shall be a permitted use on the subject lands.(OPA 81)

21.109 Notwithstanding anything to the contrary on those lands described as PIN 73492-0673, Part 2, Plan 53R-20933, Parts 1 to 3, Plan 53R-18161, Part of Lot 3, Concession 4, Township of Garson, City of Greater Sudbury, one severance shall be permitted with the retained lands providing for a minimum lot frontage of 40 metres. (OPA 117)

21.110 Notwithstanding anything to the contrary on those lands described as PIN 73592-0267, Parcel 22577, Lot 8, Plan M-409, Lot 2, Concession 2, Township of McKim, City of Greater Sudbury, one severance shall be permitted with the retained lands providing for a minimum lot frontage of 23 metres. (OPA 121)

21.111 Notwithstanding Sections 5.2.2 and 21.94 of the Official Plan, the following policies shall apply to lands described as PIN 73504-3120, Part 4, Plan 53R-20867 in Lot 4, Concession 3, Township of Hanmer:

i) The severance of three (3) additional lots with a minimum area of 2 ha shall be permitted within the Rural Area designation, where six (6) lots have already been severed from the parent parcel since June 14, 2006 being the adoption date of the Official Plan.

ii) The installation of a septic system shall not be permitted within Wellhead Protection Area (WHPA) B of Philippe Well C *(OPA 120)

21.112 Notwithstanding anything to the contrary on those lands described as PIN 73503-1660, Part 1, Plan 53R-20676, Lot 1, Concession 1, Township of Hanmer, City of Greater Sudbury, one severance shall be permitted with the severed lands providing for a minimum lot area of 14 hectares and a minimum lot frontage of 73 metres on Bodson Drive West. (OPA 123)

21.113 Notwithstanding anything to the contrary, a high density residential use shall be permitted within an existing building on lands described as PIN 73494-0429, Lots 13-14, Plan M-690, Parcel 33171 S.E.S., & PIN 73494-0448, Lots 15-18, Plan M-690, Parcel 32542 S.E.S., in Lot 5, Concession 1, Township of Garson. *(OPA 122)

21.114 Notwithstanding anything to the contrary on lands described as PIN 73476-0182, Parcel 5855 SEC SES, except Pt 5 53R-7191 & Pt 1 53R-8551, Lot 8, Concession 3, Township of Broder, Sudbury, new lot creation may be permitted in the Aggregate Reserve in accordance with section 5.2.2 Rural and Waterfront Lot Creation.(OPA 125)

21.115 Notwithstanding anything to the contrary on lands described as PIN 73508-0389, Part 3 & 4, 53R-6460, Parcel 42659 SEC SES SRO, Part Lot 12, Concession 2, Township of Capreol, Hanmer, the severance of one lot having a minimum lot area of approximately 3.0 hectares and a minimum lot frontage of 110 metres, with the retained lands having an area of approximately 2.0 hectares and a lot frontage of 116 metres, is permitted.(OPA 128)

21.116 Notwithstanding anything to the contrary on lands described as PIN 02138-0196(LT), Part of Unit 1 on Plan D-132 being Part 5 on Plan 53R-17387, Units 3-10, 14 & 20-22 on Plan D-132 except Parts 2 & 3 on Plan 53R-17387, and PIN 02138-0159(LT), Unit 16 & Part of Units 13 & 15 on Plan D-132 being Parts 1, 3 & 4 on Plan 53R-5227, Part of Lot 5, Concession 4, Township of McKim,

warehouse and commercial self-storage facility uses shall be permitted. (OPA 130)

21.117 Notwithstanding anything to the contrary on those lands described as PIN 73478-1159, Lot 1, Concession 5, Township of Broder (Goodview Road & CKSO Road), the creation of seven additional rural lots shall be permitted by way of consent. (OPA 132A)

21.118 Notwithstanding anything to the contrary on lands described as PIN 73584-0652(LT), Part of South Half of Lot 5, Concession 3 as in S116343 & PIN 73591-0047(LT), Part 2, Plan 53R-3947, Part of North Half of Lot 5, Concession 2, Township of McKim, Sudbury a residential density of 237 units per hectare and 380.0 square metres net floor area of commercial space shall be permitted. (OPA 129)

21.119 Notwithstanding anything to the contrary on those lands described as PIN 73505-0360, Parcel 37310, Parts 1 & 2, Plan 53R-4322, Part of Lot 7, Concession 2, Township of Hanmer (0 Dominion Drive, Hanmer), the creation of six additional rural lots shall be permitted by way of consent, with all severed lots having a minimum of 16 m of frontage on Dominion Drive and minimum lot area of 0.21 ha. (OPA 141)

21.120 Notwithstanding anything to the contrary on those lands described as PIN 73581-0026, Parcel 47303, Part Lot 11, Plan M14, Parts 2 to 8, SR3242, Concession 3, Township of McKim, Greater Sudbury (1434 Gennings Street, Sudbury), the creation of one (1) additional residential lot shall be permitted without municipal water or municipal wastewater. (OPA 139)

21.121 Notwithstanding anything to the contrary on lands described as PIN 73376-0021 (LT), Parcel 14369 SEC SWS, Part Lot 6, Concession 5, Township of Waters, 279 Ash Street, Lively, Sudbury, City of Greater Sudbury, a single-detached dwelling and related accessory uses shall be permitted on the existing lot. (OPA 144)

21.122 Notwithstanding anything to the contrary on lands described as PIN 73599-0005(LT), Parcel 53007 SES, Part 3, Plan 53R16406, Part of Lot 11, Concession 1.

PIN 73599-0823(LT), Part 1, Plan 53R-3831, Parts 1 and 2, Plan 53R-16406, Part of Lot 11, Concession 2. PIN 73599-0596(LT), Parcel 34818 SES, Lot 10, Concession 1 except Part 1, 53R-6929, Part 10 & 11 53R7450; Part Lot 10 Concession 2, Part 1 & 2 Plan 53R-5347, Part 1, 53R-3828. All in Township of McKim, Sudbury. a pit and quarry shall be permitted in the Parks and Open Space designation north of Kelly Lake with the exception of a 120 m setback from the boundary of the Junction Creek Wetland Delta or Kelly Lake. (OPA 143)

21.123 Notwithstanding anything to the contrary on those lands described as PIN 73508-1381, Lot 11, Concession 1, Township of Capreol, City of Greater Sudbury, the creation of two additional rural lots shall be permitted with both new lots having frontage on Hydro Road. (OPA 126)

21.124 Notwithstanding Section 6.2.1, a limited non-agricultural use comprised of a golf driving range, a club house, office, and accessory buildings, as well as one dwelling unit without an agricultural use shall be permitted on lands described as PIN 73345-0288, Parcel 26115, Reference Plan 53R7481 Part 1, Concession 5, Lot 1, Township of Rayside (3231 Municipal Road 15); PIN 73345-0289, PCL 26116, Reference Plan 53R7481 Part 2, Concession 5, Lot 1, Township of Rayside (3221 Municipal Road 15); and Part of PIN 73345-0001, Parcel 1012, Concession 5, Lot 1, Township of Rayside (3211 Municipal Road 15) subject to the following:

a) the minimum distance separation (MOS I) between Site-Specific Policy Area 21.124 and the nearest livestock facility shall be 170 m. (OPA 152)

21.125 Notwithstanding anything to the contrary on those lands described as PIN 73580-0077, Parcel 42959 SEC SES; Part 1 on 53R6689; PIN 73580-0235, Parcel 19184 SEC SES SRO; and PIN 73580- 0203, Parcel 25314 SEC SES; all on Part Lot 2, Concession 4, Township of McKim (183 Silpaa Street, Sudbury) light industrial uses, being a warehouse and contractor's yard, be permitted. (OPA 151)

21.126. In addition to the permitted uses identified in Section 4.5.1, and notwithstanding the provisions of Section 12.3, the following additional uses are permitted in Part

of Lots 2 & 3, Concession 3, Geographic Township of Neelon (Part of Coniston Industrial Park):
• Water Transfer and Processing Facility for Non-Hazardous, Liquid Industrial and Hazardous Wastes;
• the receipt, Bioremediation and transfer of Dry Soil; • the receipt and de-watering of Liquid Soil; and
• Non-hazardous Solid Waste Transfer Station.
In accordance with Ministry of Environment and Climate Change Environmental Compliance Approval under the Environmental Protection Act, R.S.O. 1990, c E.19 as amended. (OPA 135)

21.127 Notwithstanding anything to the contrary on those lands described as PIN 73350-0596, Part Lot 6, Concession 3, Parts 1 and 2 on RP 53R18816, Township of Balfour (0 McKenzie Street, Chelmsford) three (3) new rural residential lots and one (1) retained lot shall be permitted; (OPA 156)

21.128 Notwithstanding Section 5.2.2.2a), on those lands described as PIN 73504-3224, Parcel 4t80 SEC SES, Reference Plan 53R-22449 Parts 1 & 2, Part Lot 5, Concession 3, Township of Hanmer (4888 Municipal Road 80), the creation of two rural residential lots each with a minimum lot frontage of 50 m shall be permitted. (OPA 154)

21.130 Notwithstanding anything to the contrary on lands described as PIN 02138-0201 (LT), LOTS 308 TO 322, PLAN 1SC; LOWE STAND PART OF A LANE ON PLAN 1 SC AS IN S5129; PART OF LOT 5, CONCESSION 4, AS IN S55853; EXCEPTING PART 1 ON PLAN 53R-16310 AS IN LT874281 AND EXCEPTING PARTS 2, 3 AND 4 ON PLAN 53R-20995, TOWNSHIP OF MCKIM, CITY OF GREATER SUDBURY, light industrial shall be a permitted use. (OPA 159)

21.131 Notwithstanding anything to the contrary, on those lands described as PIN 73350-0667, Part 1 Plan 53R21546, Concession 2, Part Lot 10, Township of Balfour (1621 Pilon Crescent, Chelmsford), the creation of two rural residential lots with minimum lot frontages of approximately 70 m and 80 m, and minimum lot areas of 2 ac, with the retained lands having a minimum frontage of approximately 8.5 m, shall be permitted. (OPA 160)

21.132 Notwithstanding anything to the contrary, on those lands described as PIN 73350-0691, Plan 53R-22048 Parts 1-20, Part Lot 9, Concession 2, Township of Balfour (666 Vermillion Lake Road, Chelmsford), the creation of one rural residential lot with a minimum lot frontage of approximately 44 m, with the retained lands having a minimum frontage of approximately 55 m, shall be permitted. (OPA 163)

21.133 Notwithstanding anything to the contrary on lands described as PIN 73589-0416, Parcel 14837 SEC SES, Block B, Plan M-99, Lot 7, Concession 2, Township of McKim (11 Gino Street, Sudbury), that the lands be redesignated from 'Living Area 1' to 'Mixed Use Commercial' to permit the construction and use of a storage building and office, accessory to a contractor's yard on the subject property.

21.134 Notwithstanding anything to the contrary on lands described as PIN 73473-0315(LT), Surface Rights Only, Broken Lot 11, Concession 3, Township of Broder; Save & Except M-491, Parts 45-50, 53R-7252, Part 2, 53R-7668, Part 1, 53R-8179, Parts 1 & 2, 53R-16396 & Part 3, 53R-19445; Greater Sudbury, AND, PIN 73473-0317(LT), Surface Rights Only, Part of the South ½ of Lot 12, Concession 3, Township of Broder, being Part 2 on 53R-19445, Greater Sudbury, one (1) new lot may be permitted in the Aggregate Reserve in accordance with section 5.2.2 Rural and Waterfront Lot Creation, subject to the following criteria:

i. No lot creation shall be permitted until the applicant has provided confirmation that an application to surrender the aggregate license has been approved by the Ministry of Natural Resources, confirming that the site has been rehabilitated such that any safety hazards are mitigated.

ii. No lot creation shall be permitted until the applicant has provided updated wetland mapping to the satisfaction of Conservation Sudbury.

21.135 Notwithstanding anything to the contrary, the following policies shall apply:

a) Given the proximity to a main entry point to the South End of the City, design guidelines in conformity with Section 20.4.12 will be required as a condition of approval of a draft plan of subdivision. The site plan control agreement for individual lots will consider the design guidelines and site design matters listed in Section 20.4.12 Special Concept Areas, policy 2. Site design will consider the

view from Highway 17. Buildings should incorporate visually interesting architectural features and be comprised of high-quality and durable materials. Main entrances should be clearly visible and accessible from the right-of-way. Utilities should be integrated within buildings where feasible, and loading and storage areas should be screened from view and considering surrounding uses. Landscaping should enhance the site, taking seasonality into account, with natural features and functions integrated into site development wherever possible.

b) The site plan control agreement for individual lots will consider the final report which demonstrates that there will be no impacts to the quality and quantity of surface water features.

c) That the Ministry of Transportation is satisfied with the Traffic Impact Study, and the proposed phasing of development as shown on a draft plan of subdivision. A Ministry of Transportation Building and Land Use Permit and Encroachment Permit must be obtained prior to development, to the satisfaction of the Ministry of Transportation.

d) On the southerly portion of the lands outside the settlement area and built boundary, lot creation to permit a rural industrial subdivision for dry rural industrial and commercial uses in the Rural designation, comprised of three (3) lots and an access road, shall be permitted in accordance with an approved plan of subdivision.

Appendix A
The lakes listed below are categorized as Enhanced Management 1 and must satisfy at least one of the following conditions:

A. Lake exceeds the Interim Provincial Water Quality Objective for total phosphorus concentration by meeting both of the following criteria:

i. Lake has a measured, 10-year mean for total phosphorus (TP) that exceeds 20 micrograms per litre or if less than 10 years of data are available than mean TP exceeds 20 micrograms per litre for at least five (5) sampling years; and

ii. Lake has a measured total phosphorus (TP) value in at least one (1) of the five (5) most recent sampling years that exceeds 20 micorgrams per litre.

B. Lake has a statistically significant increasing trend in total phosphorus concentrations primarily due to human activity based on a method to be established by the City of Greater Sudbury. The City will undertake a causal study to determine if phosphorus enrichment is primarily of natural or human origin unless the source of the enrichment has already been established.

Little Beaver Lake	Bethel Lake	Kelly Lake
McCharles Lake	Minnow Lake	Mud Lake
Simon Lake		

Appendix B

The lakes listed below are categorized as Enhanced Management 2 and must satisfy at least one of the following conditions as determined by Hutchinson Environmental Services Ltd. in its 2015 report entitled "*Development and Application of a Water Quality Model for Lakes in the City of Greater Sudbury*":

a. Lake has a potential phosphorus load that could cause it to exceed the revised PWQO for total phosphorus concentration (i.e., Phosphorus Load ≥ Background + 50%).
b. Lake has a high responsiveness to phosphorus loads.

Ashigami Lake	Bannagan Lake	Barnett Lake	Bass Lake – LJC
Bass Lake S - FB	Bassfin Lake	Bassoon Lake	Bear Lake
Beaver Lake E (Little) - LV	Beaver Lake W (Big) -LV	Bell Lake	Bennett Lake
Bethel Lake	Big Valley Lake	Blue Lake	Boland's Bay
Boland's Lake	Bonanza Lake	Boot lake	Bottom Lake
Bushy Lake	C1	Capre Lake	Cathro Lake
Chiniguchi Lake	Clear Lake – OR	Clearwater Lake	Copenhagen Lake
Crooked Lake	Daisy Lake	Decair Lake	Deer Lake
Dixon (Little Joe) Lake	Ella Lake – LV	Ella Lake – W	Evelyn Lake
EWR 1	EWR 5	EWR 6	Fairbank Lake
Forest Lake	Frenchman Lake	Gipsy Lake	Gordon Lake

Grassy Lake – LV	Greens lake	Hanmer Lake	Hannah Lake
Houston Lake	Hutton Lake	Joe Lake	K 11
K4	K3	K7	K9
Kelly Lake	Kolari Bay	Kukagami Lake	Lac St Jane
Lake Laurentian	Lake Nepahwin	Lake Panache	Laura Lake
Lawlor Lake – W2	Little Ella Lake	Little Fairbank	Little Otter lake
Little Panache	Little Raft Lake	Little Round Lake	LJC 1
LJC 2	Lohi Lake	Long Lake - P	Long Lake – UV
Longvack Lake	Loon Lake	MacDonald's Lake	Makada Lake
Malbeuf Lake	Margaret Lake	Marjorie Lake	McCharles Lake
McCrea Lake	McFarlane Lake	McFie Lake	Meatbird Lake
Middle Lake	Minnow Lake – R	Minnow Lake – W	Moore Lake
Moose Lake – OR 3	Moose Lake – W	Morgan Lake	Mud Lake – LJC 2
MV 1	MV 2	MV 3	Nelson Lake
Nemage Lake	Norman Lake	North Star Lake	Norway Lake
Norwest Lake	NR1	NR 2	Number Ten Lake
Onwatin Lake	OR 2	Otter lake	Owen Lake

P 1	P 2	Page Lake	Perch Lake – R
Pigeon Lake	Pike Lake – W	Pistin Lake	Portage Lake
Pump Lake	Raft Lake	Ramsey Lake	Rat/Kusk Lake
RBR 4	Richard lake	Rickale Lake	Roberts Lake
Robinson Lake	Roland Lake – NR 2	Ross Lake- C	Round Lake
RPR 1	RPR 2	RPR 6	Sam Martin Lake
SCC 2	Seal Lake	Shed Lake	Silver Lake
Simon Lake	Skead Bay	Skill Lake	Skynner Lake
Snider Lake	Southeast Baby Lake	Spar Lake	St Charles Lake
St Pothier Lake	SU-1109 – OR	SU-183 – MV	SU-345 – SCC
Sweezey Lake	T/ Dill Lake	Tank Lake	Tilton Lake
Towerman's Lake	Tower Lake	UJC 1	UJC 3
UJC 4	Upper Mowat Lake	Wabagishik Lake	Waddell Lake
Wakemi Lake	Webfoot Lake	West Cameron Lake	West Morgan Lake
Whitefish Lake	Whitewater Lake	Whitson Lake	Windy Lake - OR
Windy Lake - W	Wolfe Lake	WW1	

NOTE: Some lake names are not officially recognized by the Province of Ontario but were applied for convenience to unnamed lakes for purposes of the Hutchinson Environmental Sciences Ltd's study and report.

SUBWATERSHED NAME LEGEND

C – Cameron Lake
EWR – East Wanapitei River
FB – Fairbank Lake
K – Kukagami
LJC – Lower Junction Creek
LV – Lower Vermilion River
MV – Mid Vermilion
NR – Nelson River
OR – Onaping River
P – Panache Lake
R – Ramsey Lake
RBR – Roberts River
RPR – Rapid River
SCC – Sandcherry Creek
UV – Upper Vermilion River
W – Wanapitei River
WW – Whitewater Lake

Appendix C

The lakes listed below are trout lakes that are considered to be over threshold for new development on shorelines where the Province has determined that the Mean Volume Weighted Hypolimnetic Dissolved Oxygen (MVWHDO) level is measured to be at or below 7 ppm.
