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COMPONENTS OF THE AMENDMENT:

PART A – The Preamble does not constitute part of this Amendment.

PART B – The Amendment, consisting of the following text and attached schedules, constitutes Amendment No. 82 to the Official Plan for the City of Greater Sudbury.

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PART A – THE PREAMBLE:

A.1 Background

A.2 Purpose

This Amendment represents the first phase of the City's 5-year review of the Official Plan for the City of Greater Sudbury as required by Section 26 of the *Planning Act*.

A.3 Location

This Amendment applies to all lands within the City of Greater Sudbury.

A.4 Basis

The Planning Act requires municipalities to undertake a comprehensive review of their Official Plan not less frequently than every five years after the plan comes into effect.

This amendment follows from a report to Planning Committee on March 20, 2017 that proposed changes to the City's Official Plan in the following policy areas:

- Population, housing and employment projections
- Land supply
- Intensification and rural lot creation
- Planning for an aging population
- Source water protection
- Lake water quality management
- Natural heritage
- local food systems
- climate change adaptation
- cultural heritage
- urban design

The Planning Act requires that decisions of Council must be consistent with the Provincial Policy Statement. As such it is important that the Official Plan be reviewed to ensure that land use planning policies meet the intent of Section 3 of the Planning Act.

The Ministry of Municipal Affairs is the approval authority for the City of Greater Sudbury's Official Plan.

Summary of Changes

Chapter 1.0 – Introduction has been restructured to bring an augmented context section before an augmented purpose section. The Vision and Principles sections have also been expanded.

Part II: Managing Growth and Change

Chapter 2.0 - Urban Structure has been expanded to include a new section that speaks to the reinforcement of the city's urban structure. The proposed new section:

- Clarifies that the settlement area is the urban growth boundary, directs the majority of growth to the settlement area and speaks to the adequacy of the existing land supply;
- Establishes a built boundary, sets a new target for the amount of growth to be accommodated through intensification in the built boundary, and calls for ongoing monitoring in this area;
- Introduces new policies to guide future intensification in a manner that is consistent with and reinforces the existing and planned character of an area, while protecting the stability of established residential neighbourhoods; and
- Calls for the creation of a comprehensive, city-wide Nodes and Corridors Strategy to guide the long-term intensification of key areas of the city.

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Chapter 3.0 - Living Area is refined to encourage an adaptable range of housing opportunities and housing types throughout the city.

Chapter 4.0 - Employment Areas is refined to bring the section that speaks to Downtown Sudbury in line with the new Downtown Master Plan; to recognize Regional Centres as strategic core areas; to differentiate between different scales of institutional uses; to recognize large scale institutional uses as strategic core areas; and, to connect various employment areas to the recommended Nodes and Corridors Strategy.

Chapter 5.0 - Rural areas includes Council's alternative policy framework to guide non-waterfront rural lot creation.
Chapter 6.0 - Agriculture has been re-positioned as part of a new section on Local Food Systems. This new section also:

- Speaks to local food as a system, while still protecting agricultural areas;
- Focuses on promoting urban food production and small scale farming;
- Encourages the development of a Local Food Action Strategy; and,
- Calls for programs to develop and maintain local food assets.

Chapter 7.0 - Parks and Open Space is revised to include:

- Recommendations from the Parks, Open Space & Leisure Master Plan Review;
- Input from the Final Report of the Greenspace Advisory Panel;
- Parkland dedication policies and requirements; and,
- New policies for park design that speak to the needs of a diverse and aging population;
    - o the need to accommodate persons with disabilities;
    - o Crime Prevention Through Environmental Design (CPTED);
    - o sustainable maintenance and native plant species;
    - o active transportation connections; and,
    - o a linked open space system.

Part III: Protecting the Natural Environment
Chapter 8.0 - Water Resources is revised to reflect Greater Sudbury's Source Water Protection Plan. This section also includes policies that are protective of the City's surface waters, including a requirement for site plan control on all waterfront development on lakes and rivers as defined in the Plan.

Chapter 9.0 - Natural Environment is revised to ensure continued protection of natural heritage features and areas, consistent with new provincial policy direction and guidance documents.

Chapter 10.0 - Protecting Public Health and Safety is revised to incorporate concepts associated with climate change and climate change resiliency; to be more compatible with the revised Brownfield legislative framework; and, to speak to the issue of planning in and around wild land fire hazards.

Part V: Developing Quality of Place
Chapter 13.0 - Heritage Resources is revised to include policies to develop the City's Heritage Register; introduces policies regarding cultural heritage landscapes and cultural heritage assessments; and, updates policies to reflect changes to the Provincial Policy Statement.

Chapter 14.0 - Urban Design is revised to distinguish community and neighbourhood design from site and building design; includes new principles for site and building design; speaks to safety and accessibility; and, calls for the creation of Urban Design Guidelines for the city. In addition to multiple instances throughout the Phase 1 Draft where policies are amended to create stronger connections to climate change, this section also contains new policies to address climate change along with the development of a climate change adaptation strategy.

Part VI: Healthy People, Healthy Places
Chapter 16.0 - Healthy Community and Chapter 17.0, Economic Development are revised and moved towards the front of the Plan to better highlight and strengthen the connection between land use planning and healthy communities and economic development.

A new section that speaks to planning for an aging population is introduced into the Plan. The proposed

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policies in this new section help ensure that Greater Sudbury is an elder-friendly community that facilitates "aging in place" by supporting the creation of age-friendly housing options; providing accessible, affordable and convenient public transportation; and, supporting an active lifestyle for an aging population.

Section 18.0 - Housing is updated to support the City of Greater Sudbury's Housing and Homelessness Plan, and the creation of a diversity of housing options in the city.

Policy revisions for Chapter 11.0, Transportation and Chapter 12.0, Utilities, both in Part IV, Investing in Infrastructure, will be initiated upon completion of the Transportation Background Study Update and the Water/Wastewater Master Plan as part of a Phase 2 amendment.

PART B – THE AMENDMENT

All of this part of Schedule 'A', entitled 'Part B – The Amendment', consisting of the following text and schedules, constitutes Amendment No. 82 to the Official Plan for the City of Greater Sudbury (hereinafter referred to as the Official Plan)

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended, as follows:

1. By deleting and replacing the preamble of Part I: Basis of the Official Plan, with the following:

"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 20, Implementation* provides general guidance on how to interpret and apply this Official Plan."

2. By deleting and replacing the entirety of Sections 1.0 through 1.5 with the following:

"**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.

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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: Vermillion River, Wanapitei River and Whitefish River watersheds, which drain the eastern and western parts of our city, respectively. Within these two main watersheds are 25 subwatershed units.

Greater Sudbury's climate is changing 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 complements 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

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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 Vermillion 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.

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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 ecosystems, 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.

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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.

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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 *Local Food Action Strategy* has been implemented. 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 have access to local food in their neighbourhoods and other areas.

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 its natural heritage features and areas. Endangered and threatened species, fish habitat, significant wetlands like the Vermillion 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.

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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, neighbourhoods 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.

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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."

3. By deleting and replacing the preamble of Part II: Managing Growth and Change, with the following:

"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 local food system and preserving and enhancing our parks and open space system."

4. In Section 2.0, Urban Structure, by:

a. Deleting the phrase "and have been expanded even further under amalgamation" in the second sentence of the third paragraph;
b. Deleting fourth paragraph in its entirety; and,
c. Adding the phrase "For Illustrative Purposes only. This map does not form part of the official plan." on the map immediately preceding section 2.1 of the official plan.

5. In Section 2.1, Pattern of Development, by:

a. Adding the phrase "our geography and" after the phrase "is a result of" and before the phrase "the historical development" in the first sentence of the first paragraph;
b. Deleting the word "outlying" in the second sentence of the first paragraph;
c. Deleting the phrase "demographic mix" and replacing it with the word "function" in the last sentence of the first paragraph; and,
d. Deleting and replacing the last paragraph with the following:

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"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)."

6. In Section 2.2, Defining the Urban Structure, by deleting the phrase "provincial directives" and replacing it with the phrase "local and provincial objectives" in the second-last sentence of the second paragraph.

7. In Section 2.2.1, Communities, by deleting the word "amalgamated" in the first sentence of the second paragraph.

8. In Section 2.2.2, Non-Urban Settlements, by adding the word "/Guilletville" after "McCrea Heights" in the list of non-urban settlements.

9. By adding the following sections immediately after Section 2.2.3, Rural and Waterfront Areas, and by renumbering Section 2.2.4, Secondary Dwelling Units, accordingly:

"**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

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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. The City may establish minimum density standards for new residential development in *Living Area I* lands.

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* and *Regional Centres*, 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. They will continue to change through additions, accessory guest rooms, garden suites and second suites.

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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* 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 manmade 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 20.7.

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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. *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 20.5.3, 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."

10. In Section 2.3, Reinforcing the Urban Structure, by adding section 2.3.7 as follows:

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"**2.3.7 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."

11. In Section 3.0, Living Areas, by:

a. deleting the word "amalgamated" in the first sentence of the preamble; and
b. deleting the word "consistent" before the phrase "with and reinforce" and replacing it with the word "compatible.

12. In Section 3.1, Objectives, by adding the phrase "and public service" after the phrase "have sufficient infrastructure" in clause e.

13. In Section 3.2, Living Area Designations, by:

a. Inserting the word "local" before the phrase "institutional uses" in Policy 6**;**
b. Deleting the sentence, "The Zoning By-law may include areas specific provisions to regulate the type, size and distance between these uses."
c. Deleting policy 9 and all its clauses in its entirety;
d. Deleting the phrase "Section 8.5, Surface Water Resources" and replacing it with the phrase "Section 8.4" in policy 12; and
e. Adding a new general provision 13 as follows: "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".

14. In Section 3.2.1, Living Area I – Communities, by:

a. Deleting the phrase "and duplex" and replacing it with the phrase ", duplexes and townhouses" in policy 1;
b. Deleting the phrase "as townhouses and" and replacing it with the word "including" in policy 2;
c. Adding the sentence "Densities in the downtown may exceed this maximum, as set out in the Zoning By-law." after the second sentence in policy 3.
d. Adding the sentence "Applications for intensification in established *Living Area I* lands are also subject to Section 2.3.3." as a final standalone paragraph to policy 6; and,
e. Deleting the phrase "as *Established Residential*" in policy 7.

15. In Section 3.2.2, Living Area I – Phasing Policies, by:

a. Adding a new clause 2a as follows, "the intensification target identified in Section 2.3.3 is being achieved", and renumbering the other clauses accordingly;
b. Deleting the phrase "municipal and social infrastructure" and replacing it with the phrase "infrastructure and public service facilities" in clause 2c;
c. Adding the phrase "infrastructure matters such as" after the phrase "neighbourhood plans with respect to" and the word "and" after the phrase "road connections" in clause 2d; and,
d. Deleting policies 3 and 4.

16. In Section 3.2.3, Living Area II – Non-Urban Settlements, by deleting and replacing policy 5 with the following:

"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.".

17. By deleting Sections 3.3 and 3.3.1 in their entirety.

18. In Section 4.1, Objectives, by adding clause k as follows: "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.".

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19. In Section 4.2, Centres, by adding the phrase ", character and function," after the phrase "Depending on their location" in the second sentence.

20. In Section 4.2.1, Downtown, by,:

a. Deleting and replacing the preamble with the following:
"*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.";

b. Deleting and replacing policy 1 with the following, and renumbering following policy accordingly:
"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.;

c. Inserting policies 2 and 3, as follows:
"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.";

c. Deleting clause 4a and renumbering following clauses accordingly; and
d. Deleting and replacing programs 1 and 2 with the following:
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

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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.*

21. By inserting a new Section 4.2.1.1 Downtown Non-Residential Development, and renumbering following sections accordingly:

"**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 the Arena, 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.

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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."

22. In Section 4.2.1.2, Downtown Residential Development, by:

a. Adding a new second sentence as follows, "In 2011, approximately 1,720 people lived in the *Downtown*.";
b. In policy 1, deleting the phrase "and meeting residential intensification targets" and replacing it with the phrase "reinforcing the City's urban structure and achieving a more efficient pattern of development";
c. Adding new policies 2 and 3 and renumbering following policies accordingly:
   "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 of 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.";
d. In policy 4, deleting the phrase "office and retail" and replacing it with the phrase "above-grade" in the first sentence, and deleting the second sentence in its entirety.
e. Adding a new program 1 and renumbering the following programs accordingly:
   "1. The City will update the *Downtown Community Improvement Plan* to reflect the recommendations of the *Downtown Sudbury Master Plan*."
f. In program 2, deleting the word "Farmers'"; and,
g. In program 4, deleting the phrase "action programs to be considered include the developing" replacing it with the phrase "other action programs may be pursued including the development of".

23. In Section 4.2.1.3, Downtown Urban Environment, by:

a. Deleting policy 5; and,
b. Adding the following programs and renumbering subsequent programs accordingly:
   "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.

24. In Section, 4.2.2 Regional Centres, by:

a. Deleting and replacing the preamble with the following:
   "*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;

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- 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, walkable, mixed use districts that can accommodate higher densities and provide a broader range of amenities accessible to residents and visitors."

b. Adding a new policy 5 as follows:
"*Regional Centres* will be planned as high quality areas that support active transportation and transit as outlined in Section 11.3.2 and 11.8, and *Chapter 14.0 Urban Design*."; and

c. Adding a programs section as follows:
"***Programs***

1.The City will explore the future location, role and function of *Regional Centres* through a city-wide *Nodes and Corridor Strategy*.".

25. In Section 4.2.3, Town Centres, by:

a. Adding the following as a second-last sentence to the preamble:
"The City has shown its commitment to these areas through the adoption of the *Town Centre Community Improvement Plan*.";

b. Adding the following new policy and renumbering subsequent policies accordingly:
"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."; and,

c. Adding a Programs section as follows:
"**Programs**

1. The City will explore the future location, role and function of *Town Centres* through a city-wide *Nodes and Corridor Strategy*.
2. The City will monitor and adjust, as appropriate, the *Town Centre Community Improvement Plan*.".

26. In Section 4.3, Mixed Use Commercial, by:

a. Adding new third and fourth sentences in the first paragraph of the preamble as follows**:** **"**These areas meet a variety of needs. They also support and, in some instances, connect strategic core areas.";

b. Deleting the phrase "(see Section 14.5)" and replacing it with the phrase "(see Chapter 14.0, Urban Design). It is also the intent of this Plan to encourage these areas to support active transportation and transit." in the last sentence of the first paragraph;

c. Adding the phrase "function and" after the phrase "Given the" in the first sentence of the second paragraph;

d. Deleting the word "residential" in the third sentence of the second paragraph of the preamble;

e. Adding "Additional policies on *Urban Design* are found in Chapter 14.0." as a last sentence of the second paragraph of the preamble;

f. Adding a new policy 3g: "the proposal meets the policies of Section 11.3.2 and 11.8, and Chapter 14.0, Urban Design"; and,

g. Adding a Programs section as follows:
"***Programs***

1. The City will explore the future location, role and function of *Mixed Use Commercial* areas through a city-wide *Nodes and Corridor Strategy.*".

27. In Section 4.4, Institutional Areas, by:

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a. Deleting and replacing the preamble with the following:

"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.";

b. Adding the phrase "elementary and" after the phrase "educational institutions", and adding the phrase "libraries, recreation centres, places of worship" after the phrase "secondary schools," in policy 1;

c. Adding a new policies 2 and 3 and renumbering subsequent policies accordingly:
"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:

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

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b. 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;
c. for conversion to residential uses, the appropriateness of the proposed density; and,
d. the policies of Sections 2.3.2, 11.3.2 and *Chapters 13.0 Heritage Resources and 14.0 Urban Design*";

d. Deleting the word "services" and replacing it with the phrase "and active transportation infrastructure" in policy 4 d;
e. Deleting policies 6, 7 and 8 in their entirety; and,
f. Adding a new Programs section as follows:
"***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 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.".

28. In Section 4.5, Industrial Area Designations, by adding the following sentence at the end of the second paragraph: "*General Industrial* and *Heavy Industrial lands* are show on *Schedules 1a*, *1b* and *1c*, *Land Use Map*.".

29. In Section 4.5.1, General Industrial, policy 2, by adding the phrase ", hotels and restaurants," after the phrase "such as administrative offices".

30. In Section 4.6, Mineral and Aggregate Extraction Designations, by:
a. Adding the phrase "and Climate Change" after the phrase "Ministry of the Environment" in the second sentence of the first paragraph;
b. Adding the phrase "by the Ministry of Natural Resources and Forestry" in the third sentence of the first paragraph;
c. Deleting the word "goal" and replacing it with the word "intent" in the first sentence of the second paragraph;
d. Adding the phrase "and progressive" after the phrase "requiring proper" in the second sentence of the second paragraph; and,
e. Adding the phrase "and mineral aggregate operations" after the phrase "rehabilitation of closed mines" in the second sentence of the second paragraph.

31. In Section 4.6.1, Mining/Mineral Reserve, by:
a. Adding the phrase "(as shown on Schedule 6)" after the phrase "major tailings areas" in the preamble;
b. Adding the phrase "*Mining/Mineral Reserve* lands are shown on Schedule 1a, 1b and 1c, Land Use Map." as the last sentence of the preamble;
c. Adding a new Clause 3d as follows, and renumbering other clauses accordingly: "3.d. the impact on cultural heritage and archaeological resources;"; and,
d. Adding the phrase "where appropriate" after the phrase "site plan control" in Policy 4;

32. In Section 4.6.2, Aggregate Reserve, by:
a. Adding the following as the last sentence of the preamble: "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*.";
b. Adding a new policy 2, as follows and renumbering subsequent policies accordingly: "Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansions or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.";
c. Adding a new policy 4, as follows and renumbering subsequent policies accordingly: "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

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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."; and,

d. Deleting item 6b.v and replacing it with "cultural heritage resources in the area through an archaeological assessment and/or a cultural heritage impact assessment;"

33. In Section 5.0, Rural Areas, by:

a. Adding objective f in section 5.1 as follows:
"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.";

b. Adding the phrase ", agriculture-related uses and on-farm diversified uses;" to the end of policy 1b in section 5.2;

c. Deleting the word "and," from the end of policy 1f;

d. Adding the word "and," to the end of policy 1g;

e. Adding policy 1h to section 5.2 as follows: "h. community hubs";

f. Deleting reference to section "8.5, Surface Water Resources" in policy 2 of section 5.2 and replacing it with reference to section "8.4";

g. Deleting the word "lakes" in the first paragraph of section 5.2.1 and replacing it with the phrase "waterbodies and watercourses";

h. Deleting the word "consistent" after the phrase "rural residential development" in policy 1 of section 5.2.1 and replacing it with the word "compatible";

i. Adding the phrase "and watercourses" after the phrase "permitted on waterbodies" in policy 3 of section 5.2.1;

j. Deleting the word "of" and replacing it with the phrase "for the zone category set out in" in clause c of policy 4 in section 5.2.1;

k. Adding the phrase "and watercourses" after the phrase "designation on waterbodies" in policy 5 of section 5.2.1;

l. Deleting policy 8 in section 5.2.1 and replacing it with the following:
"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*."; and

m. Adding a new policy 9 in section 5.2.1 as follows:
"9. A Second Suite is allowed in accordance with Section 2.3.6. Despite these policies a Second 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 Second 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*.".

34. In Section 5.2.2, Rural and Waterfront Lot Creation, by:

a. Deleting the word "lake" and replacing it with the word "waterbody" in policy 2;

b. Deleting clauses a and b in policy 2 and replacing them with the following:
"a. The severed parcel and the parcel remaining must have a minimum size of 0.8 hectares (2 acres) and a minimum public road frontage of 45 metres (148 feet).
b. Regardless of the size and frontage of the parent parcel, no more than six (6) new lots may be created from a single parent rural parcel in existence on June 14, 2006.";

c. Deleting the word "lake" and replacing it with the word "waterbody" in policy 3;

d. Deleting the phrase "lakes/areas" in clause a of policy 3 and replacing it with the phrase "waterbodies or watercourses";

e. Deleting the phrase "lakes and watercourses" in clause a of policy 3 and replacing it with the phrase "waterbodies or watercourses";

f. Deleting the acronym "ft" in clause a of policy 3 and replacing it with the word "feet";

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g. Deleting the word "lakes" in clause c of policy 3 and replacing it with the phrase "waterbodies and watercourses";
h. Deleting the phrase "lake and" in clause d of policy 3 and replacing it with the phrase "waterbody or"; and
i. Deleting reference to section "8.5" in clause d of policy 3 and replacing it with reference to section "8.4".

35. In Section 5.2.4, Agriculture, Conservation and Natural Resource Management, by:

a. Deleting policy 2 and replacing it with the following:
"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.";
b. Deleting policy 3 and replacing it with the following:
"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."; and
c. Adding a new policy 4 as follows:
"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."

36. In Section 5.2.5, Rural Industrial/Commercial, by:

a. Inserting a new policy 3 as follows and renumbering subsequent policies accordingly:
"3.Topsoil removal is permitted subject to the provisions of the *Site Alteration By-law*.";
b. Deleting policy 6 and replacing it with the following:
"6.Home occupations and home industries are permitted in *Rural Areas* subject to appropriate controls in the Zoning By-law."; and
c. Inserting a new programs section after policy 7 as follows:
"**Programs**

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

37. In Section 6.0, Agriculture, by:

a. Deleting the title "Agriculture" and replacing it with the title "Local Food Systems"; and
b. Deleting the preamble and replacing it with the following:
"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.

Local 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. 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)

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Local 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)

Local 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 systems 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.

Local food producers are essential to the success of the Farmers' 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 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 food also plays an important role in developing personal and community relationships.

Local Food Waste Use and Disposal (Returning It)

Local 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 local food system include energy efficiency, improving soil quality and increasing awareness of food and agricultural issues."

38. In Section 6.1, Agricultural Objectives, by:

a. Deleting the word "Agricultural" from the title; and
b. Deleting objectives a through d and replacing them with the following:

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

a. view Local 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 systems where feasible;

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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.".

39. In Section 6.2, Agricultural Reserve Designation, by:

a. Deleting the title and replacing it with the following, "Local Food Production (Growing it);
b. Deleting the word "lands" after the phrase "prime agricultural" and replacing it with the word "areas" in the first sentence of the first paragraph;
c. Inserting the phrase "for the long term" after the phrase "agricultural land uses" in the second sentence of the first paragraph;
d. Adding the following phrase to the end of the last sentence of the first paragraph, "shown on *Schedules 1a, 1b, and 1c*, *Land Use Map*."; and
e. Adding a second paragraph as follows:
"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.".

40. In Section 6.2.1, Permitted Uses, by:

a. Deleting the title and replacing it with "Agricultural Reserve";
b. Deleting policy 1 and replacing it with the following:
"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 principle 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 that are directly related to the farm operation are permitted in this designation.";
c. Deleting the phrase "small in scale" after the phrase "uses that are" in policy 2;
d. Adding the phrase "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," after the phrase "related to the farm" in policy 2;
e. Deleting policy 4 and replacing it with the following:
"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.";
f. Deleting policy 6 and replacing it with the following:

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"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*."; and

g. Adding policy 7 as follows:
"7. A Second Suite is allowed in accordance with Section 2.3.5. Despite these policies a Second 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 Second 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*."

41. In Section 6.2.2, Lot Creation, by:

a. Adding the phrase "for agricultural use" after the word "severances" in policy 2;
b. Deleting policy 3 and replacing it with the following:
"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."; and
c. Deleting clause a in policy 4 and replacing it with the following, "a. the new lot will be limited to a minimum size required to accommodate the dwelling and appropriate sewage and water services.".

42. In Section 6.2, Local Food Production (Growing It), by adding subsection 6.2.4 as follows:

"**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 *Local Food Action Strategy* in conjunction with local partners that focuses on the production, processing, marketing, distribution, service, consumption, waste and disposal of local 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 to local food systems 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 centres and local food hubs in central locations.
5. The City will develop and maintain an inventory of:
    - Local food assets;
    - Food deserts in neighbourhoods; and
    - City lands with capacity for food production.".

43. In Section 7.1, Objectives, by:

a. Deleting clause a and replacing it with the following, "a. develop and maintain a balanced distribution of public spaces, parks, recreations facilities, trails, linkages and open space and Conservation Areas that are publicly accessible and safe.";

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b. Deleting the word "and" at the end of clause g;
c. Adding clause I as follows, "i. enable the expansion of recreational trails and active transportation routes; and";
d. Adding clause j as follows, "recognize and minimize negative impacts on provincial parks, conservation reserves and other protected areas."

44. In Section 7.0, Parks and Open Space, by inserting a new section 7.2 as follows, and renumbering subsequent sections accordingly:

"**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 Provisions 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 hecatres per 1,000 residents
- Regional Parks – 1.75 hectare per 1,000 residents
- Total Active Parkland – 4.0 hectare per 1,000 residents".

45. In Section, 7.3, Parks and Open Space Designation, by:

a. Deleting reference to Schedule "5, Trails", and replacing it with reference to Schedule "9, Active Transportation Network";
b. Inserting policy 3 as follows and renumbering subsequent policies 4 and 5 accordingly:

"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, drinking fountains,

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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;
i) encourage public art; and,
j) encourage transit and active transportation connections and a linked open space system.";

c. Deleting policy 6 and replacing it with the following and renumbering subsequently policies accordingly,

"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.";

d. Deleting clause a of policy 7 and replacing it with the following:

"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 of 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.";

e. Deleting clause b of policy 7 and replacing it with the following:

"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 purpose;
- 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,

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- 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.";

f. Deleting clause c of policy 7 and replacing it with the following:
"c. The City may require the conveyance of land for pedestrian and bicycle pathways in accordance with Section 51 of the *Planning Act*.";

g. Deleting clause d, inserting a new clauses d and e and renumbering subsequent clauses accordingly as follows:
"d. The City may consider accepting a lesser parkland dedication in consideration of improvement 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."

h. Inserting a new clause g as follows:
"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.";

i. Deleting policy 8 and renumbering subsequent sections accordingly;

j. Deleting the phrase "following criteria" in the second sentence in subsection 8 and replacing it with the phrase "City's Park Land Disposal Policy";

k. Deleting clauses a through f of policy 8; and

l. Deleting program 2 and replacing it with the following: "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.".

46. In Section 8.0, Water Resources, by:

a. Adding the following after the first sentence of the second paragraph
"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."; and

b. Deleting the word "conservation" from policy 4 in section 8.1 and replacing it with the word "efficiency".

47. In Section 8.2, Watershed Approach – the Link Between Land and Water, by:

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a. Deleting the word "may" in the first sentence of the first paragraph and replacing it with the word "can";
b. Beginning a new second paragraph starting with the phrase "First, source protection..";
c. Deleting the phrase "source water protection plans will use relatively large watersheds that include groundwater aquifers as well as all of the lakes and rivers connected in a system." and replacing it with the following, "the provincially approved Greater Sudbury Source Protection Area Source Protection Plan includes all of the Vermillion, 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 outlines in Section 8.3.";
d. Beginning a new third paragraph starting with the phrase "Second, subwatershed plans…";
e. Deleting the phrase "typically address" and replacing it with the phrase "that focus on" in the third paragraph;
f. Deleting the word "using" and replacing it with the phrase "can be developed based on" in the third paragraph;
g. Adding the sentence "These plans are discussed in Section 8.5.2." at the end of the third paragraph;
h. Beginning a new fourth paragraph starting with the phrase "Third, lake-based";
i. Inserting the phrase "plans can focus on" after the word "Third," in the fourth paragraph;
j. Deleting the word "habitat" and replacing it with the phrase "natural heritage" in the fourth paragraph;
k. Deleting the word "can" and replacing it with the word "that" in the fourth paragraph;
l. Adding the phrase "the second and third type of" after the first word "while" in the fifth paragraph;
m. Inserting a sixth paragraph as follows, "The following policies in this Section do not apply to the Greater Sudbury Source Protection Area Source Protection Plan (see Section 8.3).";
n. Deleting the phrase "Regardless of the particular focus of the three types of watershed-based plans outlined above, all should" and replacing it with the following phrase "Watershed and subwatershed plans, regardless of whether the focus is on stormwater, recreation, or natural heritage, must" from policy 1; and
o. Deleting program 1.

48. In Section 8.3, Drinking Water Resources, by:

a. Deleting the title and replacing it with "Greater Sudbury Source Protection Area Source Protection Plan";
b. Deleting the first two paragraphs and replacing them with the following four paragraphs: "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

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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."; and

c. deleting policies 1 through 3, inclusive and replacing them with policies 1 through 6 as follows:

"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 aquifer 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.

49. In Section 8.4, Groundwater Resources, by:

a. Deleting the title and replacing it with the following title: "Surface Water Resources – Lakes, Rivers and Streams";

b. Deleting the first two paragraphs and replacing them with the following:

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"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

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

50. In Section 8.4.1, Sensitive Groundwater Features – Municipal Wellhead Protection Areas and Sensitive Areas for Groundwater Protection, by deleting Section 8.4.1 in its entirety and replacing it with the following:
"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-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;
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 8.4.7 to prevent erosion, sedimentation and nutrient migration;
    c. Maintenance and establishment of native vegetation cover on the lot wherever 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.".

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51. In Section 8.4, Groundwater Resources, by adding section 8.4.2, Lakes with Phosphorus Enrichment Concerns, as follows:

"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 X 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 is less than 10 years of data are available then 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 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.
3. Lakes that have been categorized as Enhanced Management 2 are listed in Appendix Y 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.
4. Appendix X and Appendix Y 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 X, the City will undertake a causal study on individual lakes to determine if phosphorus loading is primarily of natural or human origin unless the source has already been established. If the phosphorus loading is determined to be primarily of human origin then both Policy 8.4.2.6 and 8.4.2.7 will apply. If the phosphorus loading is determined to be primarily of natural origin, only Policy 8.4.2.7 will apply. Where appropriate, the causal study

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will also assess whether phosphorus loading from the nearest upstream lake(s) and connecting watercourse are significant contributors of phosphorus to the study lake. If so, then Policy 8.4.2.6 and 8.4.2.7 will apply as outlined above to the upstream lake(s) and the connecting watercourse depending on whether the phosphorus loading is of primarily of human or natural origin.

6. For lakes listed in Appendix X, 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.
7. For lakes listed in Appendix X, development or redevelopment on shoreline lots may only proceed 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.

ENHANCED MANAGEMENT 2

8. For lakes listed in Appendix Y, 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

1. 9. Where required for lakes categorized as Enhanced Management 1 or Enhanced Management 2, 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 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 Y.
    c. The use of a septic system, if required, with soils that have a demonstrated ability to effectively eliminate phosphorus or equivalent septic abatement technologies will be required; and,
    d. The report must be completed to the satisfaction of the Director of Planning Services and the recommendations of such a report including the monitoring and septic system requirements will be implemented through site plan control and/or other agreements registered on title.

52. In Section 8.4, Groundwater Resources, by adding Section 8.4.3, Trout Lakes, as follows:
"**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 nutrient, 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

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1. Lake trout lakes are considered to be over threshold for new development on shorelines where the Province has determined that the Mean Volume Weighted Hypolimnic Dissolved Oxygen (MVWHDO) level is measured to be at or below 7 ppm. Such lakes are identified in Appendix Z.
2. Appendix Z will be updated periodically in accordance with guidance from the Province without an amendment to this Plan.
3. In areas without municipal wastewater services, lot creation or land use changes which result in a more intensive use are not permitted where any portion of the leaching bed is or would be within 300 metres of the shoreline of a trout lake determined to be over threshold. This policy will also apply to nearest upstream lake(s) and connecting watercourse where it has been determined through a study that these latter features are significant contributors of phosphorus to the lake trout lake.
4. For lake trout lakes that are not over threshold, Policy 8.4.2.8 will apply.

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

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

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."

53. In Section 8.4, Groundwater Resources, by adding Section 8.4.4, Exceptions to Policy 8.4.2.3 and Policy 8.4.3.1, as follows:

"**8.4.4 Exceptions to Policy 8.4.2.3 and Policy 8.4.3.1**

Notwithstanding Policy 8.4.2.3 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 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 aluminum 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)."

54. Deleting Section 8.5.1, Environmental Constraints on Development.

55. In Section 8.5.2, Vegetative Buffers, by:

a. Renumbering the Section from 8.5.2 to 8.4.5;

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b. Deleting the phrase "vegetative buffers along shorelines and stream banks" and replacing it with the phrase "Shoreline vegetative buffers" in the first sentence of the first paragraph;
c. Inserting the heading "Policies" before the second paragraph and deleting the same heading prior to policy 1;
d. Numbering the paragraph as Policy 1 and renumbering subsequent policies accordingly;
e. Deleting the phrase "shoreline and stream bank" after the word "new";
f. Adding the phrase "along shorelines" after the word "development";
g. Inserting the phrase "such that vegetation is maintained" after the phrase "into the landscape";
h. Deleting the phrase "maintain and enhance existing" and replacing it with the phrase "enhanced within the";
i. Deleting the phrase "and stream bank vegetation" and replacing it with the phrase "buffer area";
j. Deleting the phrase "along shorelines and stream banks" and replacing it with the phrase "within the shoreline buffer area";
k. Deleting clauses a through c and replacing them with the following:
   "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 276m^2;
      ii. On a 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 the 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.";
l. Adding the word "and" after the phrase "the Zoning By-law" in policy 3; and
m. Deleting the phrase "and a development permit system" after the phrase "site plan control" in policy 3.

56. In Section 8.6, Stormwater, by:
a. Renumbering the section from 8.6 to 8.5 and the subsequent subsections accordingly;
b. Adding the following sentence to the end of the third paragraph, "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.";
c. Inserting the phrase "utilizes best management practices such as low impact development," after the phrase "development or redevelopment" in clause e;
d. Deleting the word "and" from the end of clause e in subsection 8.5.1;
e. Adding the word "and" at the end of clause f in subsection 8.5.1;
f. Adding clause g in subsection 8.6.1 as follows: "g. build resiliency to climate change."; and
g. Deleting the phrase "based on the results of the Source Water Protection process or" after the phrase "plans may change" in policy 2 of subsection 8.5.2.

57. In Section 8.5.3, Site Specific Policies, by:
a. Deleting the first sentence in paragraph 1;
b. Adding the phrase "and section 8.3" after the phrase "in this section" in the first sentence;
c. Adding the phrase "and Climate Change" after the phrase "Ministry of the Environment" in the first paragraph;
d. Adding the sentence "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." at the end of policy 3;
e. Adding a new policy 12 as follows:

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

f. Adding a new program as follows:
"**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."

58. In Section 9.0, Natural Environment, by:

a. Adding the phrase "local wild foods and fish" after the phrase "contributing to" in the second sentence of the first paragraph;
b. Adding the word "their" after the phrase "features and areas and" in the third sentence of the first paragraph;
c. Deleting the word "their" after the phrase "their functions and" in the third sentence of the first paragraph;
d. Adding the word "their" after the phrase "features and areas and" in the last sentence of the first paragraph;
e. Deleting the word "Significant" in the first bullet point before the phrase "Habitat of Endangered and Threatened Species"; and
f. Adding the phrase "Nothing in the policies outlined in Section 9.0 is intended to limit the ability of agricultural uses to continue." at the end of the preamble.

59. In Section 9.1, Objectives, by:

a. Adding the phrase "and connectivity" after the phrase "ecological integrity" in clause b;
b. Adding the phrase "wherever possible" after the phrase "features and areas" in clause d; and,
c. Adding clause e as follows:
"e.maintain, restore or , wherever possible, improve linkages between and among natural features and areas, surface water features and ground water features."

60. In Section 9.2.1, General Policy Framework, by:

a. Deleting both references to Schedule "3" in the first paragraph and replacing them with references to Schedule "5"; and
b. Deleting policy 2 and replacing it with the following:
"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."

61. In Section 9.2.2, Significant Habitat of Endangered Species and Threatened Species, by:

a. Deleting the word "Significant" from the section title;
b. Deleting the word "City" from the first sentence of the second paragraph and replacing it with the phrase "Ministry of Natural Resources and Forestry";
c. Deleting the phrase "the municipality based on information provided by the Ministry of Natural Resources" and replacing it with the word "Ontario" in the first sentence of the second paragraph;
d. Adding the phrase ", in collaboration with the Ministry of Natural Resources and Forestry when necessary" after the phrase "Municipal staff" in policy 1;
e. Deleting the word "significant" after the phrase "potential for" in policy 1;
f. Adding the phrase "during pre-consultation" after the phrase "and threatened species" in policy 1;
g. Deleting the word "significant" after the phrase "not permitted in" in policy 2;

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h. Adding the phrase "except in accordance with provincial and federal requirements" after the phrase "and threatened species" in policy 2;
i. Deleting the word "significant" after the phrase "lands adjacent to" in policy 3;
j. Deleting the phrase "at least 50" and replacing it with the number "120" in policy 3; and
k. Deleting the word "significant" after the phrase "120 metres of" in policy 3.

62. In Section 9.2.3, Wetlands, by:
a. Adding the phrase "and Forestry" after the phrase "Ministry of Natural Resources" in the fourth paragraph; and
b. Deleting the phrase "at least" after the phrase "wetlands, and within" in policy 5.

63. In Section 9.2.4, Fish Habitat, by:
a. Deleting the number "30" and replacing it with the number "38" in the first sentence of the first paragraph;
b. Deleting the word "all" after the phrase "provincial legislation protect" in the second sentence of the first paragraph;
c. Deleting the last two sentences of the first paragraph;
d. Deleting the phrase "In particular," from the beginning of the first sentence of the second paragraph;
e. Deleting the phrase "shorelines and stream banks" and replacing it with the phrase "lakes, rivers and streams" in the first sentence of the second paragraph;
f. Deleting the phrase "as measured from the high-water mark" after the phrase "buffer width" in the second sentence of the second paragraph;
g. Deleting the phrase "for lakes" after the phrase "Vegetative buffer policies" in the last sentence of the second paragraph;
h. Deleting reference to section "8.5.2" and replacing it with reference to section "8.4.7" in the last sentence of the second paragraph;
i. Deleting reference to Schedule "3" and replacing it with reference to Schedule "5" in the last sentence of the fourth paragraph;
j. Deleting the word "unless" and replacing it with the word "except" in policy 1;
k. Adding the phrase "provincial and" after the phrase "in accordance with" in policy 1; and
l. Deleting the first sentence of policy 3 and replacing it with the following "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.".

64. In Section 9.2.5, Significant Wildlife Habitat, by:
a. Deleting the word "sites" and replacing it with the phrase "sites; and" in clause a;
b. Deleting the word "and" at the end of clause c;
c. Deleting clause d;
d. Deleting reference to Schedule "3" and replacing it with reference to Schedule "5" in the sentence after clause c;
e. Deleting policy 1 and replacing it with the following, "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."; and
f. Deleting policy 2 and replacing it with the following, "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 impact 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."

65. In Section 9.2.6, Significant Areas of Natural and Scientific Interest, by:
a. Deleting the word "is" and replacing it with the word "are" in policy 1;
b. Deleting the word "is" and replacing it with the word "are" in policy 2;
c. Deleting the phrase "it has been demonstrated that there will be no negative impacts on natural features or their ecological function" from the first sentence of policy 2 and replacing it with the following, "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

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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.";

d. Deleting the phrase "considered to be within 50 metres of a significant Area of Natural and Scientific Interest" and replacing it with the phrase "defined as follows:"
e. Adding clauses a and b as follows:
   "a. significant *Areas of Natural and Scientific Interest* – life science: 120 metres; and,
   b. significant *Areas of Natural and Scientific Interest* – earth science: 50 metres."

66. In Section 9.3, Forest Resources, by:

a. Adding the phrase "Ministry of Natural Resources and Forestry," after the phrase "cooperate with the" in policy 1; and
b. Deleting program 1.

67. In Section 9.4, Ecosystem Recovery: Land Reclamation and the Urban Tree Canopy, by:

a. Adding the phrase ", and regreening efforts require an investment on the part of all citizens" to the end of the last sentence of the second paragraph;
b. Adding the sentence "They also support efforts to mitigate and adapt to climate change." after the first sentence of the third paragraph; and
c. Adding the phrase "and climate change resilient" after the phrase "use of native" in clause f.

68. In Section 9.5, Environmental Impact Studies, by:

a. Deleting the word "Studies" in the title and replacing it with the word "Study";
b. Inserting the phrase "Environmental Impact Study (EIS)" after the phrase "two types of" in the first sentence of the first paragraph;
c. Deleting the last sentence of the third paragraph;
d. Deleting the word "feature" and replacing it with the phrase "features and areas" in clause a;
e. Adding the phrase "and areas" after the phrase "the natural features" in clause b;
f. Adding the word ", areas" after the phrase "the natural features" in clause d;
g. Adding the word ", areas" after the phrase "the natural features" in clause e;
h. Adding the word ", areas" after the phrase "on natural features" in clause f; and
i. Adding the word ", areas" after the phrase "on natural features" in clause g.

69. In Section 10.0, Protecting Public Health and Safety, by:

a. Deleting the first paragraph and replacing it with the following:
   "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.";
b. deleting the second paragraph and replacing it with the following:
   "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.".

70. In Section 10.1, Objectives, by:

a. Adding the phrase "natural and human made" after the phrase "existing and potential" in clause a;

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b. Deleting the word "life" and replacing it with the phrase "public health, safety" in clause a;
c. Inserting the phrase ", businesses and property" after the phrase "protect residents" in clause b;
d. Deleting the word "and" from the end of clause c;
e. Adding the phrase ",where required," after the phrase "site assessment and" in clause d;
f. Adding the word "; and" at the end of clause d; and
g. Adding clause "e" as follows, "e. build resiliency to climate change".

71. In Section 10.2, Flooding Hazards, by:

a. Inserting the phrase "and Erosion" after the word "Flooding" in the section title; and
b. Deleting the preamble and replacing it with the following:
"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, 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."; and
c. Deleting policy 1 and replacing it with a new policy 1 as follows:
"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 and MNRF. In addition, development on adjacent lands is also generally restricted and may be approved by Conservation Sudbury or MNRF."
d. Deleting policy 2 and replacing it with a new policy 2 as follows:
"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.";
e. Inserting policy 3 and policy 4 as follows and renumbering subsequent sections accordingly:
"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

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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."

f. In policy 5, deleting the phrase "Nickel District Conservation Authority and, where applicable, from the Ministry of Natural Resources" and replacing it with the phrase "Conservation Sudbury or MNRF"; and

g. Inserting programs 1 and 2 as follows:
"***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."

72. In Section 10.2.1, Existing Structures in the Flood Plain, by deleting the phrase "Nickel District Conservation Authority, and where applicable, the Ministry of Natural Resources" and replacing it with the phrase "Conservation Sudbury or MNRF".

73. In Section 10.2.2, Special Flood Plain Areas, by:

a. Deleting the title "Special Flood Plain Areas" and replacing it with the title "Additional Hazard Land Policies";
b. Deleting the word "special" and replacing it with the word "additional" in both instances in the first sentence;
c. Deleting the word "special" in the second sentence; and
d. Deleting the phrase "Special Flood Plain Policies" after the phrase "in Section 21.7".

74. In Section 10.3, Unstable Soils, by deleting the first paragraph and replacing it with the following, "In some instances, the nature of the soil can be hazardous, particularly if it is unstable, such as organic soils. The 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.".

75. In Section 10.4, Mine Hazards and Abandoned Pits and Quarries, by:

a. Adding the phrase "to the prescribed standard" after the phrase "not been rehabilitated" in the first sentence;
b. Adding the phrase "health and" after the phrase "risk to human" in the first sentence;
c. Adding the phrase ", the environment" after the phrase "health and safety" in the first sentence;
d. Deleting the reference to Schedule "4" and replacing it with reference to Schedule "6";
e. Adding the word "aggregate" after the word "abandoned" in the first sentence of the second paragraph;
f. Adding a third paragraph as follows:
"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."
g. Inserting a new policy 2 and renumbering subsequent policies, as follows:
"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.";

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h. Adding the phrase "done by an appropriately qualified professional" before the phrase "supported by a study";
i. Renumbering the second clause "c" to clause "d" in policy 3;
j. Adding an "s" to the end of the heading "Program"; and
k. Deleting program 1 and replacing it with the following:
"The City will monitor and adjust, as appropriate, the non-urban component of the *Brownfield Strategy* and *Community Improvement Plan*."

76. In Section 10.5, Contaminated Lands, by:

a. Deleting the capitalized "L" in the first instance of the word lands in the first sentence of the first paragraph; and
b. Adding the following to the end of the first paragraph:
"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."; and
c. Deleting policy 1 and replacing it with the following:
"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."; and
d. Deleting policies 2, 3, 4 and 5 and replacing them with policies 2 and 3 as follows:
"2.All applications for development and intensification on less sensitive use sites will include a Phase 1 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."; and
e. Deleting program 1 and inserting programs 1 and 2 as follows:
"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*."

77. In Section 10.6, Waste Disposal Assessment Areas, by:

a. Deleting reference to Schedule "4" and replacing it with reference to Schedule "6" in the first sentence of the first paragraph; and
b. Adding policy 3 as follows:
"3.Development will not be permitted on lands which were used to dispose of waste, unless in accordance with provincial requirements."

78. In Section 10.7, Noise, Vibration and Odour, by:

a. Deleting the preamble and replacing it with the following:
"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."; and
b. Deleting policies 1 and 2 and replacing them with the following:
"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

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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."

79. In Section 10, Protecting Public Health and Safety by adding Section 10.8 as follows:
"**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.

Programs

1. The City will work with the Province of Ontario to indentify and establish planning approaches for lands with hazardous forest types for wildland fire. This work may be undertaken as part of the *Climate Change Adaptation Strategy*."

80. In Part IV: Investing in Infrastructure, by:
a. Deleting the phrase "amalgamation and other" from the second sentence of the second paragraph; and
b. Deleting the word "Local" after the phrase "EarthCare Sudbury" in the last sentence of the third paragraph.

81. In Section 11.0, Transportation, by:
a. Deleting the sentence, "Under amalgamation, transit routes have been expanded to outlying areas." And replacing it with the sentence "Since 2001, transit routes have been expanded to most communities.";
b. Deleting the phrase "and contributing to Kyoto target." and replacing it with the phrase ", and mitigating climate change and creating a healthy community."
c. Adding the phrase "For similar reasons, active transportation elements such as" to the beginning of the first sentence of the third paragraph; and
d. Deleting the capital "S" from the word "sidewalk" and replacing it with a lowercase "s" in the first sentence of the third paragraph.

82. In Section 11.1, Objectives, by:
a. Adding the phrase "and effective" after the phrase "convenient and efficient" in clause b;
b. Deleting clause d and replacing it with the following:
"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.";
c. Deleting the phrase "walking and cycling" and replacing it with the phrase "and active transportation".

83. In Section 11.2.1, Roads, by:
a. Adding the following sentence after the last sentence of the first paragraph, "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.";
b. Deleting reference to table "1" and replacing it with reference to table "2" in the first sentence of the second paragraph;
c. Deleting reference to schedule "6" and replacing it with reference to schedule "7" in the second sentence of the second paragraph;

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d. Deleting reference to schedule "7" and replacing it with reference to schedule "8" in the fourth sentence of the second paragraph; and
e. Deleting reference to schedule "6" and replacing it with reference to schedule "7, Transportation Network" in the second sentence of the third paragraph.

84. Renumbering Table "1" to Table "2", Road Classification.

85. In Section 11.2.2.2, Localized Road Improvement, by deleting reference to schedule "6" and replacing it with reference to schedule "7".

86. In Section 11.3.2, Land use policies to support transit needs, by deleting the word "Local" before the phrase "*EarthCare Sudbury*".

87. In Section 11.4, Parking, by:
a. deleting the phrase "mixed use projects or groups of uses that share parking facilities" and replacing it with the phrase "development and intensification supported by a transportation demand management strategy" in policy 3;
b. deleting the word "required" and replacing it with the word "maintained" in policy 4;
c. deleting the phrase "will be landscaped and adequately screened." and replacing it with the phrase "Chapter 14.0, Urban Design." in policy 6; and
d. deleting the last two sentences from policy 6.

88. In Section 11.5, Greater Sudbury Airport and Airfields, by:
a. Deleting the last sentence of policy 1;
b. Deleting policy 2 and replacing it with the following:
"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.";
c. Deleting policy 3 and replacing it with the following:
"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*."; and
d. Deleting policy 4 and replacing it with the following:
"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.".

89. In Section 11.6, Rail, by:
a. Deleting policies 2, 3 and 4;
b. Inserting policies 2, 3, 4, 5 and 6 as follows and renumbering subsequent policies accordingly:
"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.

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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."; and

c. Deleting reference to schedule "6" in policy 7 and replacing it with reference to schedule "7, Transportation Network".

90. In Section 11.7, Active Transportation: Pedestrian and Bicycle Network, by deleting reference to schedule "5, Trail Route Map" and replacing it with reference to schedule "9, Active Transportation Network".

91. In Section 11.9, Programs: Environmental Improvements to Transportation, by deleting the word "Local" after the phrase "EarthCare Sudbury" in the first sentence of the first paragraph.

92. In Section 12.0, Utilities, by:

a. Deleting the phrase "Hydro Plus" and replacing it with the word "Utilities" in the last paragraph;
b. Deleting the phrase "services the Communities of Sudbury, Coniston and Capreol" and replacing it with the phrase "serves Greater Sudbury and West Nipissing".

93. In Section 12.1, Objectives, by deleting the phrase "renewable energy sources" after the phrase "building design" in clause g.

94. In Section 12.2.1, Provision of Sewer and Water Services, by deleting reference to schedule "9", Sewer and Water Serviced Areas and replacing it with reference to schedule "10".

95. In Section 12.2.3, Individual Systems, by deleting the word "ensure" and replacing it with the phrase "work with its partners to encourage".

96. In Section 12.3, Solid Waste Management, by:

a. Deleting the title "Solid Waste Management" and replacing it with the title "Waste Management Systems";
b. Adding a new first sentence as follows: "Waste management systems means sites and facilities that accommodate solid waste and includes recycling facilities, transfer stations, processing sites and disposal sites.";
c. Deleting the phrase "solid waste disposal" and replacing it with the phrase "waste management" in the second sentence of the first paragraph;
d. Deleting the phrase "Ministry of the Environment" and replacing it with the phrase "Ministry of the Environment and Climate Change"; and
e. Adding policy 5 as follows:
"5.The City will consider the implications of development and land use patterns on waste generations, management and diversion."

97. In Section 12.4, Energy and Communications, by:

a. Deleting the word "Energy" from the title and replacing it with the word "Utilities";
b. Deleting the phrase "Hydro Plus" and replacing it with the word "Utilities" in the first sentence of the second paragraph;
c. Deleting the phrase "the Communities of" and replacing it with the word "Greater" in the first sentence of the second paragraph;
d. Deleting the phrase "Coniston and Capreol" and replacing it with the phrase "and West Nipissing" in the first sentence of the second paragraph;
e. Deleting the phrase "utility also" and replacing it with the phrase "company also" in the last sentence of the second paragraph; and
f. Deleting policy 4.

98. In Section 12.4.1, Wind Energy Conversion Systems by deleting the section in its entirety.

99. In Section 12.4.2, Energy Efficiency Programs, by:

a. Renumbering the section from "12.4.2" to "12.5";

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b. Deleting the word "Local" after the phrase "EarthCare Sudbury" in the first sentence of the first paragraph;
c. Deleting the phrase "green energy sources and transportation" and replacing it with the phrase "public transit and active transportation infrastructure" in the second sentence of the first paragraph;
d. Deleting the phrase "Strategic Energy Plan" and replacing it with the phrase "City's ongoing energy planning initiatives" in the second sentence of the second paragraph;
e. Deleting the phrase ", including the objectives outlined as part of the *Strategic Energy Plan* and the *Community Energy Plan*." from program 1;
f. Deleting program 2 and renumbering subsequent programs accordingly;
g. Deleting program 4 and renumbering subsequent programs accordingly;
h. Deleting program 8; and
i. Deleting program 9.

100. In the preamble of Part V: Developing Quality of Place, by:
a. Deleting the phrase "Although the Planning Act offers limited tools to implement good design principles for private development." from the second paragraph; and
b. Deleting the word "Local" after the phrase "EarthCare Sudbury" in the last sentence of the third paragraph.

101. In Section 13.0, Heritage Resources, by:
a. Deleting the word "preservation" and replacing it with the word "conservation";
b. Deleting the word "is" after the phrase "heritage resources";
c. Adding the phrase ", including built heritage, archaeological resources, and cultural heritage landscapes are"; and
d. By deleting the phrase "highly visible" and replacing it with the word "valuable".

102. In Section 13.1, Objectives, by adding the word "landscapes" after the word "sites" in clause d.

103. In Section 13.2, Heritage Structures, Districts and Cultural Landscapes, by:
a. Adding the following sentence after the last sentence in the first paragraph: "It also requires the City to keep a register of property situated in the municipality that is of cultural heritage value or interest.";
b. Adding the phrase "individual property", after the phrase "may designate" in the second paragraph;
c. Adding the phrase "Part IV of", before the phrase "the *Ontario Heritage Act*" in the second paragraph;
d. Deleting the phrase "Certain areas that retain a special character or historical association worth preserving" and replacing it with the following phrase "Areas or groupings of properties of cultural heritage value or interest.";
e. Inserting the phrase "Part V of" after the phrase "be designated under" in the first sentence of the third paragraph;
f. Deleting policy 4 in its entirety;
g. Adding the following policies and renumbering subsequent Policies accordingly:
    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;

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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*;

h. Deleting the phrase "Council will discourage or preclude" and replacing it with the phrase "The City may prevent" in policy 3;
i. Adding the sentence "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." after the first sentence in policy 4;
j. Adding the following after the first paragraph of policy 4:
"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."
k. Deleting the word "preservation" and replacing it with the word "conversation" in policy 5;
l. inserting the word "conservation" before the phrase "districts and cultural heritage" in policy 7;
m. Adding the word "conversation" before the word "district" in policy 8;
n. Deleting the phrase "or additions may be allowed provided that the proposed changes are compatible and consistent with the building and its heritage attributes" and replacing it with the phrase "additions, development or intensification may be allowed at the City's discretion and may be subject to a cultural heritage impact assessment." in policy 8 and deleting the last two sentences in their entirety;
o. Deleting the word "preservation" and replacing it with the word "conservation" in policy 9;
p. Adding policies 11 through 16 as follows:
"11. 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;
12. 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;
13. 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;
14. 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;
15. 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,
16. 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

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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.";

q. Deleting program 1 in its entirety and replacing it with the following, "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 designed pursuant to the *Ontario Heritage Act*, or as areas of cultural heritage character and recognized for their specific heritage character in this Plan";
r. Deleting program 2 in its entirety and replacing it with the following, "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.";
s. Deleting program 3 and renumbering the subsequent sections accordingly;
t. Deleting program 5.

104. In Section 13.3, Archeological Resources, by:

a. Deleting the first paragraph in its entirety and replacing it with the following, "Archaeological resources may include artifacts, archaeological sites, marine archeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based on archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.";
b. Deleting the word "is" in the first sentence of policy 1 and replacing it with the phrase "and areas of archaeological potential are";
c. Deleting the letter "n" from the word "an" after the phrase "conducted by" in the second sentence of policy 1;
d. Adding policy 2 as follows, "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*.";
e. Deleting policy 3;
f. Renumbering the second policy 1 to policy 3;
g. Adding the word "archaeological" before the phrase "assessment will" in policy 3;
h. Deleting the phrase "take place in accordance with provincial guidelines" and replacing it with the phrase "be required in accordance with the *Ontario Heritage Act*" in policy 3;
i. Adding policy 4 as follows:
"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.";
j. Adding policy 5 as follows:
"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."
k. Deleting program 1 and replacing it with the following:
"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."

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105. In Section 14.0, Urban Design, by deleting and replacing the preamble with the following:

"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*."

106. In Section 14.1, Objectives, by:

a. Deleting the word "guidelines" and replacing it with the word "policies"; and
b. Deleting clauses a through g and replacing them with the following:
   "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.".

107. Inserting a new Section 14.2, general, as follows and renumbering subsequent sections accordingly:

"**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;

   c. the protection and integration of the natural environment and cultural heritage resources; and,

   d. accessibility, safety, sustainability and climate resilience."

108. In Section 14.3, Community Design, by:

a. Inserting the phrase "AND NEIGHBOURHOOD" between the words "COMMUNITY" and "DESIGN" in the section title;
b. Inserting a new policy 1 as follows and renumbering the following sections accordingly:
   "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;

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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 resilient places.";

c. Deleting the word "existing" and replacing it with the phrase "the surrounding" in policy 2;
d. Inserting policy 3 as follows and renumbering the following sections accordingly:
"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 well designed to perform these diverse roles balancing the needs of various users within the right of way.";
e. Deleting polices 6 and 8 and renumbering subsequent sections accordingly;
f. Adding the phrase "to provide safe, attractive, interesting and comfortable spaces" after the phrase "over time" in policy 4;
g. Adding the phrase "street furniture" after "lighting, sidewalks, paving" in policy 4;
h. Inserting policy 5 as follows and renumbering the following sections accordingly:
"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.";
i. Deleting the word "preservation" and replacing it with the word "conservation" in policy 7;
j. Inserting policy 9 as follows and renumbering the following sections accordingly:
"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.".

109. Adding a new Section 14.4, Site and Building Design, and renumbering the subsequent sections accordingly as follows:

"**14.4 SITE AND BUILDING DESIGN**

The design of sites and buildings influence the quality, activity, comfort and safety of public realm elements such as streets, parks and open spaces.

Policies

1. Development and intensification will be located and 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."

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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.".

110. In Section 14.5, Safety and Access, by:
   a. Deleting the word "access" and replacing it with the word "accessibility" in the title; and,
   b. Inserting policy 3 as follows and renumbering the subsequent policies accordingly:
   "3. Development and intensification will provide visible, well-lit and safe spaces by considering *Crime Prevention Through Environmental Design* principles."

111. In Section 14.6, Built Heritage and Natural Environment Feature Integration, by:
   a. Deleting the word "new" in the first sentence of the first paragraph; and
   b. Deleting the word "redevelopment" and replacing it with the word "intensification" in the first sentence of the first paragraph;

112. In Section 14.7, Design Features, Views and Corridors, by:
   a. Deleting the word "Farmers'" before the word "Market" in the last sentence of policy 2; and
   b. Deleting policy 4 and renumbering the subsequent policies accordingly.

113. Inserting a new Section 14.8, Winter Liveability, and renumbering subsequent sections as follows:
"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."

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114. Inserting a new Section 14.9, Energy Efficiency and Climate Change Resiliency, and renumbering subsequent sections as follows:

"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."

115. In Section 14.10, Programs, by:

a. Deleting program 1 and replacing it with the following:
"The City will develop comprehensive Urban 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.";

b. Deleting the phrase "the rehabilitation of Elm Street in the Downtown and" in the last sentence of program 2;

c. Adding the phrase "public art," after the phrase "streetscape aesthetics" in program 3; and

d. Deleting program 6 in its entirety.

116. In Section 15.2, Identification, by:

a. Deleting the word "and" after the phrase "job creation" in section "p";

b. Adding the word "and" after the phrase "energy efficiency" in section "q"; and

c. adding criteria "r" as follows:
"r. the area contains significant built cultural heritage, cultural heritage landscapes and/or archaeological resources.".

117. In Section 15.3, Issues to Address in CIPs, by adding clause e, as follows and renumbering subsequent components accordingly: "e. cultural heritage values".

118. In Section 15.4, Implementation, by deleting the phrase "the Tax Increment Financing Scheme" and replacing it with the phrase "Tax Increment Equivalent Grant".

119. In Part VI: Healthy People and Places, by:

a. Deleting and replacing the title with the "Aging and Housing"; and

b. Deleting the preamble and replacing it with the following:
"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.

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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."

120. By deleting the entirety of Section 16 – Healthy Community, and replacing it with the following:
"**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

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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.".

121. By deleting the entirety if Section 17, Economic Development, and renumbering subsequent sections accordingly.

122. In Section 17.0, Housing, by adding the following after the phrase "issues can be addressed" in the preamble, "in concert with the *City if Greater Sudbury Housing and Homelessness Plan*.".

123. In Section 17.1, Objectives, by adding clause a as follows and renumbering the subsequent clauses accordingly, "a. support the goals and objectives of the *City of Greater Sudbury Housing and Homelessness Plan*.".

124. In Section 17.2, Policies, by:

a. Deleting clause d and replacing it with the following: "d. discourage downzoning to support increased diversity of housing options; and"; and

b. Deleting clause e and replacing it with the following: "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."

125. By adding Section 17.2.8, Rental Conversion, as follows:
"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 preceeding three years (three successive Fall rental market surveys as undertaken by the Canada and Mortgage Housing Corporation (CMHC);

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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 preceeding 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; and 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 the replacement units be provided with rents at no more than 90% of the 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.".

126. In Section 17.3, Housing Requirements, by deleting the phrase "issued March 1, 2005" from the last sentence of the first paragraph.

127. In Section 17.4.1, Land Supply, by deleting clause b and replacing it with the following: "b. surplus municipal properties may be made available for the provision of affordable housing where appropriate."

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128. In Section 17.4.5, Monitoring the Market, by:

a. Inserting the phrase ", including affordable housing," after the phrase "housing market conditions" in clause a;
b. Deleting the last word "and" from clause a;
c. Adding clause c as follows:
"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. Adding clause d as follows:
"d. update the City of Greater Sudbury *Housing and Homelessness Plan* every five years in conjunction with a review of this Plan.".

129. By adding Section 17.4.6, Rental Conversion, as follows:
"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."

130. In Section 18.0, Finance, by:

a. Deleting the phrase "to this end" in the second sentence of the first paragraph and replacing it with the phrase "in 2002,"; and
b. Deleting the word "has" after the word "Council" in the second sentence of the first paragraph.

131. In Section 18.1, Objective, by adding the word "comprehensive" after the phrase "in conjunction with the".

132. In Section 18.2, Policies, by,

a. Inserting the phrase "for the life cycle of the asset using asset management plans" after the phrase "are financially sustainable" in clause 1a.;
b. Deleting the phrase "operating and maintenance costs" and replacing it with the phrase "and operating costs" in clause 1.c.;
c. Deleting clause 1.d. and replacing it with the following:
"d. conduct a Development Charges Background Study and pass and Development Charges Bylaw every five years that identified growth-related expenditures that can be attributed back to development opportunities. Such a bylaw should employ a "growth pays for growth" approach.";
d. Deleting the phrase "on an annual basis" after the phrase "*Long-term Financial Plan*" in clause 2.a.;
e. Deleting clause 2.c. and replacing it with the following:
"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.";
f. Adding the phrase "by using an Asset Management Plan" after the phrase "replacement reserves" in clause 2.d;
g. Adding the phrase "by the Auditor General and departmental staff" after the phrase "City programs" in clause 3.b;
h. Deleting clauses 4.a. and 4.b. and renumbering the subsequent sections accordingly;
i. Deleting clause 4.e.;
j. Deleting clause 5.b. and replacing it with the following:

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"using debt financing in accordance with Debt Management Policy which identifies that debt financing should only be considered for:"; and

k. Deleting the phrase "90 per cent of" after the phrase "funded to ensure that" in clause 6.a.

133. By adding Section 18.3, Programs, as follows:

"**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."

134. In the preamble of Section 19.0, Implementation, by:

a. Deleting the phrase "directives established under" in the first sentence of the first paragraph;
b. Adding the word "legislation," after the word "program" in the first sentence of the third paragraph; and
c. Adding the phrase ", with necessary regard to this broader legislative framework" after the phrase "policies of this Plan" in the third paragraph.

135. In Section 19.2, General Policies, by:

a. Deleting the word "Financing" and replacing it with the phrase "Equivalent Grant" after the phrase "Tax Increment" in clause a.iii.; and
b. Deleting the word "the" and replacing it with the word "this" after the phrase "City in implementing" in clause b.

136. In Section 19.5, Zoning, by deleting the second paragraph and replacing it with the following: "In order to implement this Plan, a new Zoning By-law has been prepared. The Zoning By-law will be updated on a regular bases as this Plan is updated.".

137. In Section 19.5.1, Existing By-laws, by deleting the phrase "in the new Zoning By-law" after the phrase "will be permitted".

138. In Section 19.5.4, Holding Zones, by:

a. Deleting the word "and" after the word "redevelopment" in clause a.iii.;
b. Adding the word "and" after the phrase "by the City" in clause a.iv.; and
c. Adding clause v. as follows:
"where a risk management plan for drinking water source protection is being developed.".

139. Inserting Section 19.5.5, Section 37 By-laws, as follows and renumbering subsequent sections accordingly:

"**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 reuse 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."

140. Inserting Section 19.5.6, Interim Control, as follows and renumbering subsequent sections accordingly:
"**20.5.6 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."

141. In Section 19.5.7, Non-conformity, by changing the capital letter at the beginning of the sentence of clauses a through f to the lower case equivalent in subsection 4.

142. In Section 19.6, Site Plan Control Areas, by:

a. Deleting "*OPA #2" after the phrase "bicycling parking facilities" in the last sentence of the fifth paragraph; and
b. Deleting the phrase "Section 20.7, Comprehensive Planned Unit Development," and replacing it with the phrase "Section 19.7" in the last paragraph.

143. In Section 19.7.1, Policies, by:

a. Deleting reference to policy "6" in clause f and replacing it with reference to policy "9"; and
b. Deleting reference to Section "3.2.1" and replacing it with reference to Section "2.3.3" in clause f.

144. In Section 19.8, Maintenance of Property, by deleting the second paragraph and replacing it with the following:
"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."

145. In Section 19.9, Interpretation, by:

a. Inserting the sentence," For greater clarity, this section is not to be interpreted to permit the expansion or development of new non-agricultural uses on land within the agricultural reserve." after the last sentence in the second paragraph;
b. Deleting the term "Ministry of Natural Resources" and replacing it with the term "Ministry of Natural Resources and Forestry" in the first sentence of the fifth paragraph;
c. Deleting the term "Ministry of Natural Resources" and replacing it with the term "Ministry of Natural Resources and Forestry" in the second sentence of the fifth paragraph;
d. Inserting paragraph six as follows:
"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."; and
e. Adding a new last paragraph as follows:
"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

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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."

146. In Section 19.11.1, Public Notification, by:

a. Deleting reference to Section "20.11.2" and replacing it with reference to Section "19.11.2"in the fourth paragraph;

b. Deleting the phrase "Persons to be Notified" after the phrase "set out in Section 19.11.2" in the fourth paragraph; and

c. Adding the following two paragraphs after fourth paragraph:
"Where the City proposes to approve a draft plan of subdivision, a public meeting will be held no sooner than 14 days after the requirements for the giving of notice have been complied with.

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.".

147. In Section 19.12.1, Pre-consultation, by:

a. adding a second paragraph as follows: "Applicants should engage Indigenous communities early in the planning process on applications which may affect their interests in accordance with the Planning Act.".

148. In Section 19.12.2, Complete Application, by:

a. deleting the word "Strategy" and replacing it with the word "Plan" in clause l;

b. deleting the phrase "Stage 1 and Stage 2" from clause m;

c. deleting the word "Site" from clause m;

d. adding clause v as follows:
"v. Risk Management plan for drinking water source water protection";

e. Adding clause w as follows:
"w. A section 59 notice under the *Clean Water Act*";

f. Adding clause x as follows:
"x. Tier three water budget model analysis";

g. Adding clause y as follows:
"y. Sun/Shade Studies; and,"; and

h. Adding clause z as follows:
"z. Wind Studies."

149. Part VIII: Site and Area Specific Policies and Schedules, is amended by:

a. Deleting reference to Schedule "3" Natural Heritage and replacing it with reference to Schedule "5" in the second paragraph of the preamble;

b. Deleting reference to Schedule "4" Hazards Lands and replacing it with reference to Schedule "6" in the second paragraph of the preamble; and

c. Deleting reference to Schedule "6" Transportation Network and replacing it with reference to Schedule "7" in the second paragraph of the preamble.

150. In Section 20.1.4, Storm Drainage, by:

a. Deleting the phrase "Ministry of Natural Resources" and replacing it with the phrase "Ministry of Natural Resources and Forestry"; and

b. Deleting the phrase "Ministry of the Environment" and replacing it with the phrase "Ministry of the Environment and Climate Change".

151. In Section 20.2.1, Special Waterfront Development District, by deleting the phrase "Special Policy Areas" and replacing it with the phrase "Site and Area Specific Policies".

152. In Section 20.3.1, Urban Expansion Reserve, by:

a. Deleting the phrase "Special Policy Areas" and replacing it with the phrase "Site and Area Specific Policies"; and

b. Deleting reference to Schedule "6" Transportation Network and replacing it with reference to Schedule "7".

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153. In Section20.4.6, New Roads, by:

a. Deleting reference to schedule "6" Transportation Network in the first sentence and replacing it with reference to schedule "7"; and
b. Deleting reference to schedule "6' Transportation Network in clause d and replacing it with reference to schedule "7".

154. In Section 20.4.10, Trails, by deleting the word "shall" in clause h and replacing it with the word "should".

155. In Section 20.4.12, Natural Assets, by adding the phrase ", South End Natural Assets:" after the phrase "identified on Schedule 2b".

156. In Section 20.7, Additional Hazard Lands Policies, by:

a. Deleting the title "Special Flood Plain Policies" and replacing it with the title "Additional Hazard Land Policies"; and
b. Deleting the first paragraph of Section 20.7 and replacing it with the following:
"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 the Conservation Sudbury or MNRF. Development will not be permitted where there is an unacceptable risk to public health or safety or of property damage."

157. In Section 20.7.1, the Community of Sudbury, by:

a. Deleting the phrase "Nickel District Conservation Authority" and replacing it with the phrase "Conservation Sudbury" in the first paragraph;
b. Adding the sentence "See inset on Schedule 6 for location areas A-H." at the end of the first paragraph; and
c. Deleting the phrase "Nickel District Conservation Authority" and replacing it with the phrase "Conservation Sudbury" in Policy 8.

158. In Section 20.7.2, the Community of Dowling, by:

a. Deleting reference to schedule "4" Hazard Lands in both instances in the first paragraph and replacing them with reference to schedule "6";
b. Deleting the phrase "Nickel District Conservation Authority" in clauses a.iv., b, b.i., b.ii., e.i., e.ii. and f.ii. and replacing it with the phrase "Conservation Sudbury"; and
c. Deleting the phrase "Ministry of Natural Resources" in clauses b., e.i., e.ii. and f.ii. and replacing it with the acronym "MNRF".

159. In Section 20.7.3 by deleting reference to schedule "4" Hazard Lands and replacing it with reference to schedule "6".

160. In Section 20.7.3.1, Floodway, by deleting the phrase "Nickel District Conservation Authority" in clause b and replacing it with the phrase "Conservation Sudbury".

161. In Section 20.7.3.2, Flood Fringe, by deleting the phrase "Nickel District Conservation Authority" in subsection 2 and replacing it with the phrase "Conservation Sudbury".

162. In Section 20.7.4, The Community of Chelmsford, by deleting reference to schedule "4" Hazard Lands and replacing it with reference to schedule "6".

163. In Section 20.7.5, Lake Wanapitei, by:

a. Adding new first and second sentences as follows:
"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.";

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b. Deleting the phrase "Nickel District Conservation Authority" in the fifth sentence and replacing it with the phrase "Conservation Sudbury";
c. Adding the phrase "erosion, wave uprush and" after the phrase "the Conservation Sudbury to address";
d. Deleting the phrase "Nickel District Conservation Authority" in the last sentence and replacing it with the phrase "Conservation Sudbury"; and
e. Deleting the phrase "buffer areas" and replacing it with the phrase "adjacent lands" in the last sentence.

164. In Section 20.7.6, Lake Panache, by:
a. Adding a new first and second sentences as follows:
"Lake Panache is a small 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."; and
b. Adding a new last sentence as follows:
"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 mitigated prior to approval.".

165. In Section 20.9, Ramsey Lake Unserviced Residential, by adding the phrase ", Site and Area Specific Policies" after the phrase "as shown on Schedule 2a".

166. In Section 20.11, Long Lake Area Waterbodies, by deleting the capitalized "A" in the reference to schedule 2A and replacing it with a lower case "a".

167. In Section 21, Site Specific Policies, by adding the following site specific policy, "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."

168. By deleting and replacing "shall" with "will" in the following sections:
a. Policies 1 and 2 of Section 3.2.2;
b. Program 7 of Section 4.2.1.3;
c. Policy 2 and Clause 2c of Section 4.2.2;
d. Policy 4 of Section 4.2.3;
e. Policy 5 of Section 5.2.6;
f. Preamble of Section 7.0;
g. Policy 5, and Clause 7f of Section 7.3.1;
h. Policies 1, 2 and 4 of Section 8.1;
i. Policies 1 and 5 of Section 8.5.3;
j. Policy 4 of Section 9.2.3;
k. Policy 2 of Section 9.2.4;
l. Policy 2 of Section 9.4;
m. Policy 1 of Section 10.4;
n. Policy 1 of Section 10.6;
o. Policy 7 of Section 11.6;
p. Policy 1 of Section 14.7;
q. Preambles of Sections 17.2.2 and 17.4.4;
r. Last paragraph of Section 20.4.3;
s. Last paragraph of Section 20.5.1;
t. First paragraph of Section 20.5.2;
u. Every instance in Section 20.5.7;
v. First and fifth paragraphs of Section 20.6;
w. Second paragraph of Section 20.7; and,
x. Every instance in Sections 20.7.1 and 20.7.2, except clause 20.7.2e;

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169. By deleting and replacing "Council" with "the City" in the following sections:

a. Policy 3 of Section 3.2.3;
b. Policy 2 of Section 4.2.2;
c. Policy 4 of Section 4.2.3;
d. Policy 4 of Section 4.4;
e. Policy 3 of Section 4.6.1;
f. Policy 2 of Section 6.2.2;
g. Clause 7f of Section 7.3.1;
h. Policy 2 of Section 8.2;
i. Policy 2 of Section 8.4.5;
j. Policy 8 of Section 8.5.3;
k. Second sentence of Section 11.2.2;
l. Policies 7 and 8 of Section 11.6;
m. Policy 1 of Section 11.6.1;
n. Last sentence of Section 11.8;
o. First and second paragraphs, Policy 9 and Program 3, of Section 13.2;
p. Policy 7 of Section 14.3;
q. First paragraph of Section 14.5;
r. Policy 5 of Section 14.6;
s. Programs 2 and 3 of Section 14.10;
t. Last paragraph of Section 15.2;
u. Third paragraph of Section 17.0;
v. First paragraph of Section 17.2.2;
w. First paragraph of Section 20.1;
x. First paragraph of Section 20.3;
y. Clause a of Section 20.4.1;
z. Second paragraph of Section 20.4.2;
aa. First and last paragraphs of Section 20.4.3;
bb. First paragraphs of Sections 20.4.4 and 20.4.5;
cc. Sections 20.5.2 and 20.5.3;
dd. Policies 3 and 4 of Section 20.5.7;
ee. First and second paragraphs of Section 20.5.8;
ff. The first, second, and fourth paragraphs of Section 20.6;
gg. Third paragraph of Section 20.7;
hh. Clauses a, b and e of Section 20.7.1;
ii. First paragraph of Section 20.8;
jj. The second, third and fourth paragraphs of Section 20.11.1; and,
kk. Section 20.12.1.

170. Schedule 1a, Land Use - Overview, is hereby deleted and replaced with a new Schedule 1a, Lands Use Overview, attached to this amendment.

171. Schedule 1b, Land Use – Sudbury Community, is hereby deleted and replaced with a new Schedule 1b, attached to this amendment.

172. Schedule 1c, Land Use – Community Insets, is hereby deleted and replaced with a new Schedule 1c, Land Use – Community Insets.

173. That a new Schedule 3, Settlement Area and Built Boundary, as attached to the amendment is hereby added to the Official Plan, and that subsequent schedules are renumbered accordingly.

174. That Schedule 8, Municipal Drinking Water Protection, is hereby deleted and replaced with Schedule 4a, Drinking Water Source Protection, as attached to the amendment and, that subsequent schedules are renumbered accordingly.

175. That a new Schedule 4b, Drinking Water Source Protection (insets), as attached to the amendment is hereby added to the Official Plan.

176. That Schedule 5, Natural Heritage, is hereby deleted and replaced with a new Schedule 5,

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Natural Heritage, attached to this amendment.

177. That Schedule 6, Hazard Lands, is hereby deleted and replaced with a new Schedule 6, Hazard Lands, attached to this amendment.

178. That Schedule 5, Trails, is renumbered to Schedule 9, Trails.

179. That Schedule 6, Transportation Network, is renumbered to Schedule 7, Transportation Network.

180. That Schedule 7 Road Right of Way Widths, is renumbered to Schedule 8, Road Right of Way Widths.

181. That Schedule 9, Sewer and Water Service Areas, is hereby deleted and replaced with Schedule 10a, Water Serviced Areas, and Schedule 10b, Wastewater Serviced Areas.

182. That Appendix X, “Enhanced Management 1”, as attached is hereby added to the Official Plan.

183. That Appendix Y, “Enhanced Management 2”, as attached is hereby added to the Official Plan.

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Appendix X

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		

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Appendix Y

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

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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
Toweman'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	WW 1	
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

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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
Toweman's Lake	Tower Lake	UJC 1	UJC 3
UJC 4	Upper Mowat Lake	Wabagishik Lake	Waddell Lake

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Wakemi Lake	Webfoot Lake	West Cameron Lake	West Morgan Lake
Whitefish Lake	Whitewater Lake	Whitson Lake	Windy Lake – OR
Windy Lake – W	Wolfe Lake	WW 1	

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

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