

SUBMISSIONS			STAFF RESPONSES & RECOMMENDATIONS
Ian Rutledge	5-Feb-16	Request to know if draft Official Plan has been prepared.	Staff directed him to the website for more details or to submit comments.
Kathryn Farrell	5-Mar-16	Comments provided regarding condition of roads: Roads are in need of repair; lines need to be repainted; potholes need repair; conditions difficult for night time driving.	Not within the scope of the Official Plan.
Cheryl Desforges	8-May-16	please consider adding an open house in dowling, levack or onaping.	A series of open houses were held at various locations across the City. Comments can also be received through the website for those that are unable to attend open houses.
Adam Bonczak	11-May-16	Open house comment form. Provided his vision of Sudbury underground to deal with issues of shelter, climate change, food production, transportation and tourism.	Not within the scope of the Official Plan.
John Lindsay	17-May-16	Concern with 2013 and 2015 background studies, population and workforce projections. Concern they are overly optimistic. Important to include low growth scenario in the OP.	Population and employment projections were produced by Hemson Consulting and presented to Council in 2013. These projections consider reference and high growth scenarios. The Official Plan includes projections of up to 8,600 jobs and 20,000 people (high growth scenario). Based on the projected growth, the current land supply is considered to be adequate and no settlement boundary expansions are supported.
Lionel Rudd	17-May-16	Response to John Lindsay's comments. Comments on Canada's share of Nickel market (slump from 35% to 10%, less high paying jobs in mineral industry)	Not within the scope of the Official Plan. See above response to J. Lindsay.
John Lindsay	18-May-16	Comments submitted on behalf of the Minnow Lake Restoration Group. Ramsey Lake watershed comments: redesignate certain lands in watershed from urban development to other non-development designations providing compensation to the property owners related to the original purchase price or trade of public less sensitive non-Ramsey watershed lands.	With regard to Ramsey Lake, Source Water Protection policies from the Source Water Protection Plan have been incorporated into the Official Plan. Other policies of the Official Plan are designed to protect and/or improve or restore the quality and quantity of water by minimizing negative impacts of development, including the requirements for site plan control on all new waterfront development as well as policies supporting low impact development. The City is also currently undertaking a Ramsey Lake Subwatershed Study and Master Plan.
Lionel Rudd	18-May-16	Response to J. Lindsay's comments. Expressing concern around seniors issues. The OP doesn't reflect the present or foreseeable future of Sudbury and Northern Ontario.	See above response to J. Lindsay.
Mike Labelle	19-May-16	Concern regarding garden suites (Dominion Drive). How will proposed new policies affect taxes, development charges, what are the implications of selling property with a garden suite?	Notwithstanding the now in effect second unit policies, land owners will still have the opportunity to apply for temporary zoning to allow for garden suites. Existing suites will be permitted to continue, and land owners will still be able to apply for extensions of their temporary zoning. Per the City's current Development Charge By-law exempts garden suites from development charges. Per the by-law, DCs would be charged when the garden suite would become "protracted" (become permanent). DCs would be charged should the building become permanent. The new owner, however, would have the option to extend the temporary zoning at three-year intervals.
Dot Klein	20-May-16	Support's J. Lindsay's comments regarding population and workforce projections. Outcome of long-form census, what City is planning with money for arenas and highway could make Sudbury a ghost town.	See above response to J. Lindsay.
John Lindsay	20-May-16	J. Lindsay on behalf on CAN and Minnow Lake Restoration Group. Proposed changes to Sections 3.2.1, 3.3, 8.5.1, 8.2, 20.6 and CANs be circulated on applications in their wards. Changes primarily requesting change from "may" to "shall". Request all development other than single detached be subject to site plan control.	See responses provided in 'Public Submissions Spreadsheet' from April 25 2016 posted in the Official Plan Review webpage.
Sandra Poffley	19-May-16	Open House comment form: supports change to OP policies for smaller lot area for rural residential lots.	Considered as part of the Growth and Settlement discussion paper and Rural discussion paper.
Louise Beauvais	19-May-16	No comments provided on comment form submitted.	No response required.
Peter Villa	28-May-16	Would like to see universal and consistent application of policy and a change in terminology from "should" to "shall" which would give the OP validity.	Staff do not recommend any policy changes relating to these comments. Changes have been made in various sections to use the term "will".
Elaine Tortorici	20-Jun-16	Request for settlement area expansion for land on Lot 8, Concession 5 Blezard Township.	Considered as part of the Growth and Settlement discussion paper and Rural discussion paper.
Glenn Murray	23-Jun-16	Plan cannot be properly reviewed because certain reports are still not available, such as the Transportation Master Plan. City has not been proactive regarding transit, in particular to accommodate seniors. Does not approve of extension of BarryDowne to Hanmer. This will drain population from development of small commercial enterprises in Valley East and Capreol and will negatively effect the wetlands north of Maley.	Transportation to be considered as part of Phase 2 of the Official Plan review.
Naomi Grant	5-Jul-16	Two joint submissions from Coalition for Liveable Sudbury, Gr.Sud Watershed Alliance & Vermilion River Stewardship on water/natural environment, joint submission from Coalition for Liveable Sudbury & reThink Green on climate change, smart growth, & citizen engagement.	<ol style="list-style-type: none"> 1) Text has been modified to read: "The City of Greater Sudbury is contained within three main watersheds: Vermilion River, Wanapitei River and Whitefish River watersheds." 2) Watersheds have been identified at a scale required to best address stormwater management concerns. Staff do not recommend changes to policy. 3) Watershed and subwatershed studies will be comprehensive within the context of their purpose. Staff do not recommend changes to policy. 4) In Greater Sudbury, the Sudbury & District Health Unit (SDHU) is the principal authority having jurisdiction over Part 8 (Septic Systems) of the Ontario Building Code. As such, the SDHU has sole responsibility on all matters relating to septic systems. Staff do not recommend changes to policy. 5) Proposed policies for rivers included under Section 8.4.1. Insufficient provincial guidance to include policies for phosphorus management for rivers. Staff do not recommend changes to policy. 6) Flexibility required in determining wetland identification and EIS requirements. Staff do not recommend changes to policy. 7) Proposed Policy 8.4.1.6 e) has been modified to include the following: "Best management practices for stormwater control, including low impact development, will be encouraged during shoreline development, as appropriate." 8) same response as 7) 9) FLOODPLAIN - 10) PARKS AND OPEN SPACE CLASSIFICATION AND PROVISION TARGETS 11) PARKS AND OPEN SPACE DESIGNATION 12) PARKS AND OPEN SPACE DESIGNATION - TOOLS AND MECHANISMS TO ADDRESS GAPS IN THE EXISTING PARKS SYSTEM 13) BUILT HERITAGE AND NATURAL HERITAGE ENVIRONMENT FEATURE INTEGRATION 14) VETAC Sites - Policy already in existence as to development on formerly reclaimed land. Staff do not recommend changes to policy.
Stephen Butcher	7-Jul-16	Drinking water protection concerns: septic inspections, protection of shoreline buffers, by-laws not being followed by homeowners. Would like to have the Long Lake Capacity Study referred to in the OP. Attached report entitled, "Water Quality and Capacity for Long Lake, City of Greater Sudbury" prepared by Freshwater Research for the Long Lake Stewardship Group.	<ol style="list-style-type: none"> 1) In Greater Sudbury, the Sudbury & District Health Unit (SDHU) is the principal authority having jurisdiction over Part 8 (Septic Systems) of the Ontario Building Code. As such, the SDHU has sole responsibility on all matters relating to septic systems. Recommendation: No policy changes related to these comments. 2) Several proposed policies that are intended to help in reducing phosphorus loading to local lakes. 3) Proposed shoreline vegetation buffer policy recommends 20 metres rather than the existing 12 metres. 4) Proposed lake trout lake policies address dissolved oxygen status of the lake.
Victoria Forigo	21-Jul-16	Revitalize city - affordable downtown housing, move railway station & tracks (more parking) walking trails, move people w/ metnal issues to Kirkwood, more trees planned, electric engines.	See Downtown Master Plan and Downtown Sudbury CIP regarding revitalization of the downtown and increased affordable housing. Other elements outside the scope of the Official Plan.
Donna Vendramin	8-Aug-16	Supports increasing the number of rural lots that can be created per parcel and reducing minimum lot size.	Considered as part of the Growth and Settlement discussion paper and Rural discussion paper.
Alice Haasdyk	11-Jul-16	Express appreciation from GSFPC for integration of Local Food Systems into Phase 1 Draft of the OP. Supports prioritization of Food Strategy for Community, concerned about the impact of smaller rural lot creation, and conflicts between residential development and adjacent farm production, organic waste management & land reclamation policies, impact of climate change.	Considered as part of Local Food Discussion paper. Considered as part of the Growth and Settlement discussion paper and Rural Consent discussion paper.
Wendy Kaufman	22-Jul-16	Thanks for advising of draft OP posted on City website. They requested comments from MOE & Climate Change on revised policies re:lake water quality. Copies attached. MOECC requested to meet with City & MMA to discuss comments. Re:technical study re:Long Lake peer review of this study; they would like to review any new information & any resulting OP plan policy revisions. Request to submit any new background materials to their office.	Policies have been revised and deemed sufficient to address phosphorus management in all lakes. The revised policies are aimed at enhanced management for control of phosphorus loading. Regarding zone of influence, staff proposed consideration of lots within 300 m of shoreline, but not 300 m of tributary. Triggers and impact on downstream lakes will be included as part of Site Plan Control Guidelines. Identification of buffers for cold and warm streams and identification of coldwater streams and lakes is not recommended and are to be addressed in the watershed planning process.
Long Lake Stewardship Committee; Scott Darlin	9-Dec-16	Keep original wording of 12.2.3.2 - ensure septic system inspection. Suggest wording for 21.11 - Long Lake Area Waterbodies, including their study be used as baseline for water quality. Limiting nutrients is a priority, recognition as drinking water source, comprehensive discretionary septic reinspection program. Provided sample schedule for reinspection program.	<ol style="list-style-type: none"> 1) In Greater Sudbury, the Sudbury & District Health Unit (SDHU) is the principal authority having jurisdiction over Part 8 (Septic Systems) of the Ontario Building Code. As such, the SDHU has sole responsibility on all matters relating to septic systems. Staff do not recommend changes to policy. Staff do not recommend policy changes relating to these comments. 2) Several proposed policies are intended to help in maintaing or improving water quality and shoreline integrity of local lakes. Staff do not recommend policy changes relating to these comments.
Amit Parmar	14-Sep-16	would like to know about Val Caron and Hanmer area, in particular around 7 cote Blvd and 3000 Highway 69N.	No site specific amendments are proposed which would affect the properties mentioned. For information relating to land use designations for the properties, please refer to Schedules 1b - Sudbury Community and 1c - Community Insets.
Marty Kivistik	7-Oct-16	M. Kivistik represents Angelo Cusinato who owns lands on Valleyview Dr.Valley East, Letter dated Apr.8/13 to M. Simeoni requesting City change OP land use designation from rural to industrial. Background info. enclosed showing rationale for redesignation.	The tailings area in Coniston has been removed from the settlement boundary. The resulting land employment land supply is still sufficient to meet the PPS requirement of a 20 year supply.

Joyce Mankarios - Chamber of Commerce	16-Nov-16	<p>Nodes and Corridor Strategy - broaden regional centres/nodes to promote areas of city; Target in OP be increase Downtown, Focus to increase residential development, downtown through incentives & growth promotion strategies, Clarity wanted in statement "City will monitor and adjust Downtown Master Plan", Parking, Private-Public Partnerships & Innovation, broaden downtown residential base; Transit Terminal Relocation-timeline & specific goals, Parks & Open Space Designation, clarification on type of fee entails and implications mean for downtown; Heritage Bldg.no burdensome restrictive condition imposed on business owners of heritage structures; Active transportation-missing enhanced commuter parking spots in New Sudbury/South end/Bell Park, Emerging Transportation trends - OP reflect need for charging stations across city for electric vehicles, Safety - limited mention of safety within document, Increased walkability around Senior's Facilities/Supportive Housing, shortage, lack of walkability, offer zone changes and incentives, Industrial lands - OP support CGS's Industrial Lands Strategy, seek clarification of what % of industrial land in CGS are development/shovel ready, Secondary Suites - continue work on secondary suites, should not be subject to devpt. charges</p>	<p>The City endorsed a nodes and corridors strategy in the Fall of 2016. The strategy provides the City a broad view of nodes and corridors across the municipality.</p> <p>Staff recommend no change to the OP regarding population levels in the Downtown. Increasing the residential supply in the downtown is considered as part of both the Downtown Master Plan and Official Plan. The City recently adopted a new Community Improvement Plan which provides financial incentives for residential development, amongst other matters.</p> <p>It is anticipated that the City will review the Downtown Master Plan with its community partners. No change recommended.</p> <p>The parking strategy, private-public partnerships and innovation were considered as part of the Downtown Master Plan. Staff recommends no further changes to the Official Plan.</p> <p>The language in the official plan regarding the transit terminal is appropriate.</p> <p>Parkland dedication limits (and payment in lieu) are set by legislation (i.e. The Planning Act). Exemptions of payment-in-lieu of parkland dedication for development in the Downtown is not recommended.</p> <p>Language of the official plan regarding heritage resources was reviewed by the Province and the Municipal Heritage Advisory Panel. The language and standards are appropriate. No changes are recommended.</p> <p>Walkability, Active transportation, safety are considered by the official plan and will be further refined by nodes and corridor plans and strategies (e.g. Lasalle, Kingsway, Chelmsford, etc). No changes are recommended.</p> <p>The Employment land supply was considered as part of the Growth and Settlement Paper. Infrastructure and wastewater upgrades will be considered as part of the Water/Waster Water Master Plan Update and will be subject to Phase 2 of the 5-year official plan update.</p> <p>The Official Plan includes programs to develop urban design guidelines.</p> <p>The promotion of an industry, for example mining, is not within the scope of an official plan.</p> <p>The City will examine development charges as they relate to secondary dwelling units as part of the next review of its Development Charges By-law.</p>
Lilly Noble - Watershed Advisory Panel	12-Sep-16	<p>Watershed Advisory Panel-Watershed Approach - link between land and water, individual sewage systems, Wetlands, Policies, Stormwater, Flooding and Erosion Hazards, Ecosystem Recovery, Land Reclamations and Urban Tree Canopy, Climate Change</p>	<p>2) In Greater Sudbury, the Sudbury & District Health Unit (SDHU) is the principal authority having jurisdiction over Part 8 (Septic Systems) of the Ontario Building Code. As such, the SDHU has sole responsibility on all matters relating to septic systems. Staff do not recommend policy changes relating to these comments.</p> <p>3) Wetland occurrence needs to be determined by staff if wetlands are not already mapped as part of a watershed plan. Likewise, the specific EIS requirements need to be determined at the time that a development is proposed if such requirements have not already been established as part of a watershed plan. Staff do not recommend policy changes relating to these comments.</p> <p>4) Maximizing the use of pervious materials and managing stormwater as close to the source as possible is the fundamental reason for using LID techniques and technologies and the City intends to use whatever means are appropriate to the specific topographic and soil characteristics present in various areas of the municipality. Staff do not recommend policy changes relating to these comments.</p> <p>5) In relation to floodplains, the proposed policies follow direction outlined by the Province. Staff do not recommend policy changes relating to these comments.</p> <p>6) The proposed policies are sufficient to the needs of maintaining and protecting local ecological recovery. Staff do not recommend policy changes relating to these comments.</p> <p>7) Policies relating to climate change adaptation have been proposed throughout the Official Plan as required by the Provincial Policy Statement. CGS will also be preparing a Climate Change Adaptation Strategy that may provide additional guidance for future OP revisions. Staff do not recommend policy changes relating to these comments.</p>
Kristi Arnold - Dalron	12-Dec-16	<p>Transportation Study - OP Review - Laurentian University 2nd Access - MMM group Ltd. Retained by CGS-review of City's Transportation Plan-Dalron requests review include re-examination of need for four land divided right-of-way with cross section of 621 metres for new roadway to provide second access to south peninsula of Lake Ramsey from Hwy. 69 South- second access would accommodate existing traffic which is currently restricted exclusively to Ramsey Lake Road. Future Development on University campus would benefit from second access to South Peninsula, Question feasibility of construction of four land divided roadway, largely at public cost.</p>	<p>See responses provided in 'Public Submissions Spreadsheet' from April 25 2016 posted in the Official Plan Review webpage. To be considered as part of Phase 2 of the Official Plan review.</p>
Marty Kivistik	22-Dec-16	<p>Meeting with Angelo and Paulo Cusinato re: property on Dominion Drive - received authorization from Mrs. Lafreniere to deal with City re: lands Cusinatos wish to purchase. Request to Ministry re: proposal to designate as Living Area in proposed Official Plan, flood plain to be removed; subdivision and rezoning approval thereafter</p>	<p>In 2013, staff agreed to initiate a site specific OPA once the construction of the new drain and subsequent realignment of the flood plain boundaries has been completed. The property is currently in flood plain. As per PPS Section 3.1.2, development shall not be permitted within a floodway. A site specific OPA is not recommended until flood plain boundary is altered. The Ministry of Municipal Affairs advised that, at present, the proposed development would not be consistent with the Provincial Policy Statement because the lands are in a floodplain. Confirmation must also be provided regarding land needs. Ministry comments can be viewed in full on the Ministry of Municipal Affairs Comments pdf under Public Comments.</p>