

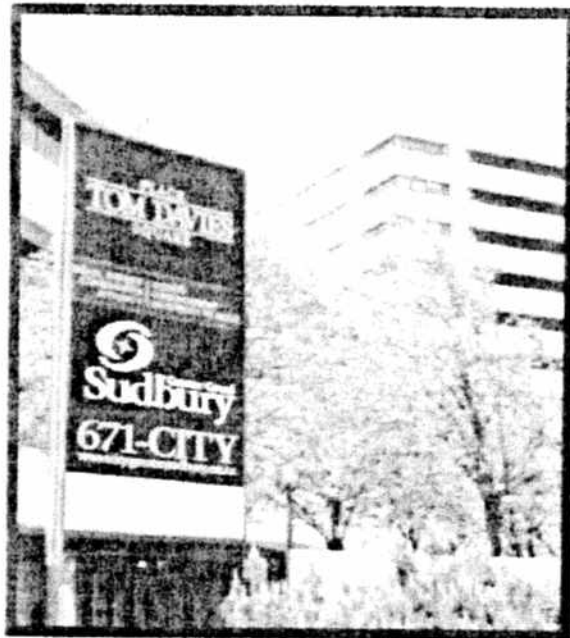
Vision: The City of Greater Sudbury is a growing, world-class community bringing talent, technology and a great northern lifestyle together.

Vision : La Ville du Grand Sudbury est une communauté croissante de calibre international qui rassemble les talents, les technologies et le style de vie exceptionnel du Nord.

Agenda Ordre du jour

**Councillor
Ron Dupuis
Chair**

**Councillor
Russ Thompson
Vice-Chair**



For the
Planning
Committee
Meeting to be held

on Tuesday,
May 2nd, 2006

at 5:30 p.m.

Council Chamber
Tom Davies Square

Pour la réunion
du Comité de la
Planification
qui aura lieu

le mardi
2 mai 2006

à 17 h 30

dans la Salle du Conseil,
Place Tom Davies

Regular Planning

Agenda

For The Planning Committee Meeting
To Be Held On
Tuesday, May 2, 2006
Council Chamber

5:30 p.m.

***Vision:** The City of Greater Sudbury
is a growing, world-class community
bringing talent, technology and a great
northern lifestyle together.*

(47th)

*For the Regular Meeting of the Planning Committee
to be held on **Tuesday, May 2nd, 2006**
in Council Chamber, Tom Davies Square at 5:30 p.m.*

COUNCILLOR RON DUPUIS, CHAIR

(PLEASE ENSURE CELL PHONES AND PAGERS ARE TURNED OFF)

The Council Chamber of Tom Davies Square is wheelchair accessible. Please speak to the City Clerk's Office prior to the meeting if you require a hearing amplification device. Persons requiring assistance are requested to contact the City Clerk's Office at least 24 hours in advance of the meeting if special arrangements are required. Please call (705) 671-2489, extension 4209. Telecommunications Device for the Deaf (TTY) (705) 688-3919. Copies of Agendas can be viewed on the City's website at www.planningsudbury.com

DECLARATIONS OF PECUNIARY INTEREST

PUBLIC HEARINGS - OFFICIAL PLAN FINAL DRAFT

PAGE NO.

1. Report dated April 20th, 2006, from the General Manager of Growth and Development regarding City Official Plan Final Draft 1 - 43
(ELECTRONIC PRESENTATION) (RECOMMENDATION PREPARED)

(FINAL DRAFT PREVIOUSLY CIRCULATED)

WRITTEN SUBMISSIONS/SPEAKERS' LIST 44 - 51

10:00 P.M. ADJOURNMENT (RECOMMENDATION PREPARED)

(TWO-THIRDS MAJORITY REQUIRED TO PROCEED PAST 10:00 P.M.)

Eric Labelle
Clerk Designate

Franca Bortolussi
Planning Committee Secretary

*Pour la réunion ordinaire du Comité de la planification
qui aura lieu le **mardi 2 mai 2006**,
dans la salle du Conseil, Place Tom Davies, à 17 h 30.*

LE CONSEILLER RON DUPUIS, PRÉSIDENT

(VEUILLEZ VOUS ASSURER DE FERMER LES TÉLÉPHONES CELLULAIRES ET LES
TÉLÉAVERTISSEURS.)

La salle du Conseil, à la Place Tom Davies, est accessible en fauteuil roulant. Si vous avez besoin d'un appareil auditif, veuillez communiquer avec le bureau du greffier municipal avant la réunion. On demande aux personnes qui ont besoin d'aide de communiquer avec le bureau du greffier municipal au moins 24 heures avant la réunion s'il faut prendre des arrangements particuliers. Composez le (705) 671-2489, poste 4209. Appareil de télécommunications pour sourds (ATS) : (705) 688-3919. On peut consulter les ordres du jour sur le site Web de la Ville : www.planningsudbury.com.

DÉCLARATIONS D'INTÉRÊT PÉCUNIAIRE

AUDIENCES PUBLIQUES

PAGE N°

1. Rapport du directeur général de la Croissance et du développement, daté du 20th avril 2006, portant sur l'ébauche finale du Plan officiel de la Ville . 1 - 43
(PRÉSENTATION ÉLECTRONIQUE – RECOMMANDATION PRÉPARÉE)

(L'ÉBAUCHE FINALE CIRCULÉE AUPARAVANT)

SOUSSION ÉCRITES/LISTE DES INTERVENANTS 44 - 51

LEVÉE DE LA SÉANCE À 22 H (RECOMMANDATION PRÉPARÉE)

**(UNE MAJORITÉ DES DEUX TIERS EST REQUISE POUR POURSUIVRE LA
RÉUNION APRÈS 22 H.)**

Request for Recommendation Planning Committee



Type of Decision

Meeting Date	May 2, 2006				Report Date	April 20, 2006			
Recommendation Requested	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Priority	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Low
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed

Report Title

Official Plan - Staff Report

Section Review	Division Review	Department Review
 Paul A. Baskcomb, Manager of Community and Strategic Planning	 W.E. Lautenbach Director of Planning Services	 Doug Nadorozny, General Manager, Growth & Development

Policy Implication + Budget Impact

This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.

Background Attached

Recommendation

That the proposed Official Plan, with the revisions set out in Part 5 of the staff report, be adopted except for:

- The Living Area 1 designations on Schedules 1a, 1b, 1c, and 2c; and,
- Chapter 3.0, Living Areas;

which should be deferred and brought back to a future Planning Committee meeting.

Recommendation Continued

Planning Staff Report

Report Prepared By:	File #:
Paul A. Baskcomb, Manager of Community and Strategic Planning	

Recommended by the C.A.O.

Mark Mioto
Chief Administrative Officer



STAFF REPORT

1. Introduction

In 2002, Planning staff were directed by City Council to begin preparation of an Official Plan for the City of Greater Sudbury. The purpose of the project was to create a single plan for the new City and to replace thirteen (13) Official Plan documents, some of which dated back to the 1970's. A series of background studies were undertaken and the first draft of the Official Plan was released in September 2005 and widely circulated for public review and input. Thirteen (13) open house/public meeting sessions were held throughout the City in early November 2005 and numerous stakeholder groups consulted. In addition, more than seventy five (75) written submissions were received on the first draft.

A second draft of the Official Plan was prepared and presented to Planning Committee in January 2006. Following this, the second draft was made available for public review and six (6) additional open house sessions held in February 2006. Thirty (30) more written submissions were received. During this time, a workshop with Planning Committee of the Whole was also held to discuss various issues associated with the Official Plan.

Our appreciation is extended to the many members of the public and stakeholder groups in the community who have participated in this project and made their views known.

It has been the goal to have a final document ready by Spring 2006 and to have a new Official Plan adopted during this term of Council. This final draft has been prepared with this in mind and has had regard to public input received before our deadline of March 6th. The draft was previously circulated to Planning Committee and Council under separate cover. A detailed table of revisions which went into the final draft is attached as Appendices A and B to this report. A public participation document which contains all written submissions from the public on both drafts of the Official Plan has been circulated under separate cover.

At Planning Committee in January it had been noted that the Ministry of Municipal Affairs and Housing (MMAH) had not yet provided their comments on the first draft circulated in September 2005 and that it was anticipated that their comments would be received in the near future and considered during the preparation of the final draft. Unfortunately, their comment letter was sent late in the process and in two installments on March 13th and March 21st, 2006, just as the proposed final draft of the Official Plan was being completed and arrangements for a public hearing put in place.

While an attempt has been made to address the more straightforward technical comments contained in MMAH's first letter in the proposed draft, other issues remain which are discussed later in this staff report.

2. Public/Stakeholder Input

Written submissions received from the public on the second draft of the Official Plan reflected similar themes to input received on the first draft.

Once again it is clear that the protection of our lakes and other waterbodies is a priority in our community. A variety of ideas were put forward in several submissions including the provision of a natural vegetative buffer around shorelines, limiting powerboats on lakes and better controls on lakefront development. The

Draft Official Plan recognizes that Greater Sudbury is a "City of Lakes" and that the stewardship of our lakes is an important component of the future vision for the city. On this basis, the draft plan contains a range of policies to support the protection of our waterbodies for the enjoyment of future generations.

With respect to transportation issues, additional comments were received in support of policies related to providing more active transportation (pedestrian, bicycle) opportunities and more transit service across the city. Also, comments were received advocating the extension of Barry Downe Road north to Hanmer. Additional correspondence from specific land owners requesting redesignation of properties was also received. As indicated in the past, it is felt that these types of redesignations are more appropriately dealt with through applications to amend the Official Plan which involve specific public notice to abutting properties and more detailed development proposals.

3. Revisions in this Draft

Some of the more significant changes occurring in the final draft are outlined briefly below. However, for a full listing of all revisions occurring in the final draft, regard should be had to the detailed table of changes attached to the Staff Report.

Wind Energy - The policies of the Plan related to wind energy have been clarified and strengthened consistent with municipal initiatives in this area. More and more municipalities across the province are providing policies which support alternative energy sources and energy efficiency within their jurisdiction. The plan contains policies which would permit individual generating systems in all designations and permit wind farms by rezoning in Rural and Agricultural Reserve designations. Later in this report, it is recommended that this permission also be extended to the Mining/Mineral Reserve.

Sidewalks - The sidewalk policies of the proposed Official Plan have been revised to be consistent with Transportation Study recommendations, public input received and the desire to encourage active transportation alternatives in the community. There appears to be growing support for more sidewalks and pedestrian facilities and this may be related to the efforts of the City and community stakeholders to make Greater Sudbury a Healthy Community. The draft plan states that sidewalks should be provided, when feasible, on at least one side of new and reconstructed local roads and on both sides of new and reconstructed urban arterial roads and collector roads. It must be acknowledged that there are costs associated with providing sidewalks in new developments and in the maintenance of this infrastructure. The Infrastructure and Emergency Services Department plans to undertake a study to identify criteria for the future provision of sidewalks.

Waterfront Lot Size - Both the Sudbury & District Health Unit and the Ministry of the Environment have requested an increase in the minimum lot size for unserviced waterfront lots. The suggestion comes over concerns about the impact of unserviced waterfront lots on lakes. In consideration of the strong public support for protecting the water quality of our lakes, and ongoing efforts from the City to encourage lake stewardship, the proposed draft Official Plan increases the minimum lot size for unserviced waterfront lots from 0.4 hectare (one acre) to 0.8 hectare (two acres). Lot frontage requirements remain the same.

Barry Downe Extension - The previous draft of the Official Plan added the extension of Barry Downe Road from New Sudbury to Hanmer as a future conceptual road. This is consistent with the existing Valley East Secondary Plan and with the Transportation Background Study. In response to public input received in support of this road link, explanatory text has been added to the draft Official Plan stating that the Barry Downe Road extension be considered as an alternative when the required Class Environmental Assessment (EA) study of the widening of Municipal Road 80 from Lasalle Blvd. to Municipal Road 15 is

undertaken. Furthermore, the plan has been revised to state that any planning applications received in this area should not preclude the option of the Barry Downe Road extension.

Lakes at Capacity - The Ministry of the Environment provided a list of lakes which they advise have reached their development capacity. These include Bethel, McCharles, McFarlane, Minnow, Mud, Robinson, Simon, and Whitewater lakes. As a result, the draft Plan includes a policy restricting new unserviced lots where private septic systems would be closer than 300 metres to the shoreline. Several other lakes were included on the list and the Ministry has been requested to provide more information. Once this information has been evaluated it is possible that staff may recommend a plan modification to include more lakes on this list.

Flood Plain - The NDCA and the Ministry of Natural Resources have provided flood plain elevations for both Lake Wanapitei and Lake Panache. Flood plain policies in the draft Plan have been revised to incorporate this additional information.

Agricultural Reserve - As reported in the last staff report, the designation of an Agricultural Reserve has been the subject of much discussion at public input sessions. The first draft of the Official Plan provided an Agricultural Reserve which was based on input obtained from the Agricultural Advisory Panel utilizing a Land Evaluation and Area Review (LEAR) process. This was similar in extent to the Agricultural Reserve in the existing Regional Official Plan. During public input sessions, however, there was a great deal of concern expressed over the amount of land affected. As a result, the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) was contacted to discuss other options which would be consistent with the Provincial Policy Statement. This resulted in the second draft of the Official Plan containing two other options for establishing the Agricultural Reserve. After further public input, the final draft proposes an Agricultural Reserve which is based on OMAFRA recommendations. All other previously designated Agricultural Reserve lands have been redesignated Rural. Agricultural land uses continue to be permitted in the Rural designation.

Hydrogeological Assessment - In certain instances, lot sizes of less than 0.8 ha (2 acres) are permitted for unserviced development in the City. Further to comments from the Province, the final draft proposes that a hydrogeological assessment be required in such cases to ensure that such lots can accommodate development without an impact on groundwater quality.

4. Ministry of Municipal Affairs and Housing Comments

As noted in the Introduction, comment letters from the Ministry of Municipal Affairs (MMAH) on the first draft of the Official Plan were not sent until March 13 and March 21, 2006. The first installment consisted of comments from other ministries at the Province including Environment, Natural Resources, Culture, Agriculture, Food and Rural Affairs, Transportation and Northern Development and Mines. These were primarily technical comments relating to the various areas of interest of each ministry. These comments were reviewed and various revisions were incorporated into the draft Plan.

The second instalment of the MMAH comments deals with the Growth and Settlement policies of the new Provincial Policy Statement and relates primarily to land supply in the draft Official Plan. As it now stands, the draft Official Plan maintains the land supply which was established as a result of various public planning exercises over the past thirty (30) years. The most recent of these boundaries came into effect in 1998 and 1999 with the Minister's approval of the updated Valley East and Rayside-Balfour Secondary Plans. However, the Ministry in its recent letter indicates that to "be consistent with" the new Provincial Policy Statement, it is necessary to reduce the supply of land designated for urban development to match the 20

ear projected need.

This request has broad implications and would impact development permissions across the City. Further deliberations will be required to resolve this issue. It is recommended that adoption of those portions of the proposed Official Plan which would be affected by any decisions in this regard be deferred pending further discussions with the Ministry.

5. Other Revisions Recommended:

In the course of working with the draft plan over the past several weeks, and in response to further input, several other revisions, including housekeeping, clarification and policy modifications to the draft are recommended. These revisions are discussed below:

1. Section 20.7.1, p199 should be revised by deleting the first sentence and replacing it with "The following general policies apply to Comprehensive Planned Unit Developments:"

This clarifies that CPUD is not a designation but is a type of development permitted in Living Area 1 under certain criteria.

2. Section 12.4.1.2, p134 should be deleted and policies 2 through 4 added to Section 12.4.1.3 which in turn should be renumbered. Also, Policy 1 in Section 12.4.1.3 should be revised to add the words "Mining/Mineral Reserve" following the words "Agricultural Reserve".

This eliminates a separate Commercial Generating System section of the Wind Energy part of the plan. It is felt that the policies for Individual Generating Systems and Wind Farms provide enough scope to cover most wind energy proposals. The revision also permits Wind Farms in the Mining/Mineral Reserve.

3. A new Policy 4 should be added to Section 7.2.2 on p68 stating that "Certain lands designated Parks and Open Space and identified as Comprehensive Planned Unit Development (CPUD) areas in former Official Plans are indicated on *Schedule 2c, Site Specific Policies*. The subject lands may be considered for residential CPUD development subject to the policies of Section 20.7."

Further, Section 20.7 on p199 should be revised to add "and to those privately owned lands designated Parks and Open Space and identified on *Schedule 2c, Site Specific Policies* with a CPUD symbol" at the end of the first paragraph.

Further, Schedule 2c should be revised to illustrate the CPUD areas indicated on Map 1 attached to this report.

This has the effect of providing the option of CPUD development on the affected lands similar to that which exists in the existing City of Sudbury Secondary Plan.

4. Section 22.31 on p259 should be revised by replacing the words "south side" with the words "north and south sides".

This clarifies that there are lands on both sides of Kelly Lake which are affected by the site specific policies of Section 22.31.

5. Land Use Schedule 2c should be revised by deleting the medium density residential and high density residential special policy markers.

Policy 6 in Section 3.2.1 on p25 should be deleted and subsequent policy numbers and section number references revised accordingly.

This has the effect of eliminating a special policy which recognized certain lands designated for medium and high density residential development in existing plans with the intention of preserving the option of utilizing these lands for future multi-residential development. This is based on the fact that a number of these areas designated for medium and high density residential development have already been developed for various residential land uses and that the new "Living Area 1" designation sets out general policies for the location of future medium and high density housing.

- 6 Schedules 6 and 7 should be amended to illustrate Clarabelle Road as a private road.

This clarifies that Clarabelle Road is owned by Inco and is not a public road.

7. Land Use Schedules 1a, 1c and 2c should be revised to illustrate certain lands, shown on Map 2 attached, and near the Kirkwood Mine, as Mining/Mineral Reserve and not Rural.

These lands are already zoned M4, Mining Industrial.

8. Land Use Schedules 1a, 1c and 2c should be revised to illustrate Onaping Ski Hill in the Rural designation.

This designation permits resort commercial development consistent with the designation of the property in existing Official Plan documents.

9. Land Use Schedules 1a, 1b and 2c should be revised to illustrate certain lands as shown on Map 2 as Living Area 1.

This corrects a mapping error which had shown an existing residential development as open space.

10. Land Use Schedule 2c, Site Specific Policies should be revised by marking three parcels with the note "see Section 22.35" as shown on Maps 1 and 2.

Chapter 22.0, Site Specific Policies should be revised by adding a new subsection as follows:

"22.35 Notwithstanding anything to the contrary, medium density residential development is permitted on the subject property consistent with Policy 2 of Section 3.2.1."

These three properties have been the subject of Official Plan amendments in the past to permit multiple residential dwellings and this revision has the effect of carrying this permission forward into the new plan.

11. Hazard Land Schedule 4 should be amended by adding certain lands between Hwy. 69 and Pioneer Road to the flood plain area as shown on Map 1.

This is a flood plain mapping update provided by the NDCA.

12. Schedules 1a, 1b, 1c and 2c should be revised by renaming "Settlement Boundary" to "Community Boundary".

References to settlement boundaries and settlement areas throughout the text should be revised to reflect this change where appropriate.

This clarifies that the boundaries are not "settlement boundaries" within the meaning of the Provincial Policy Statement.

13. The Settlement Boundary for Blezard Valley should be adjusted as shown on Map 2.

This draws the community boundary in to the limit of the existing Living Area 2 designation consistent with the previous draft of the Official Plan.

14. Section 4.4, Institutional Areas should be revised by inserting the word "generally" before the word "shown" in the last sentence.

This clarifies that in some cases small institutional uses appear on the land use schedules.

15. Schedule 3 should be revised to correct the location of Crown Lands/patent lands in Concession 4, Lots 10 and 11 in MacLennan Twp.

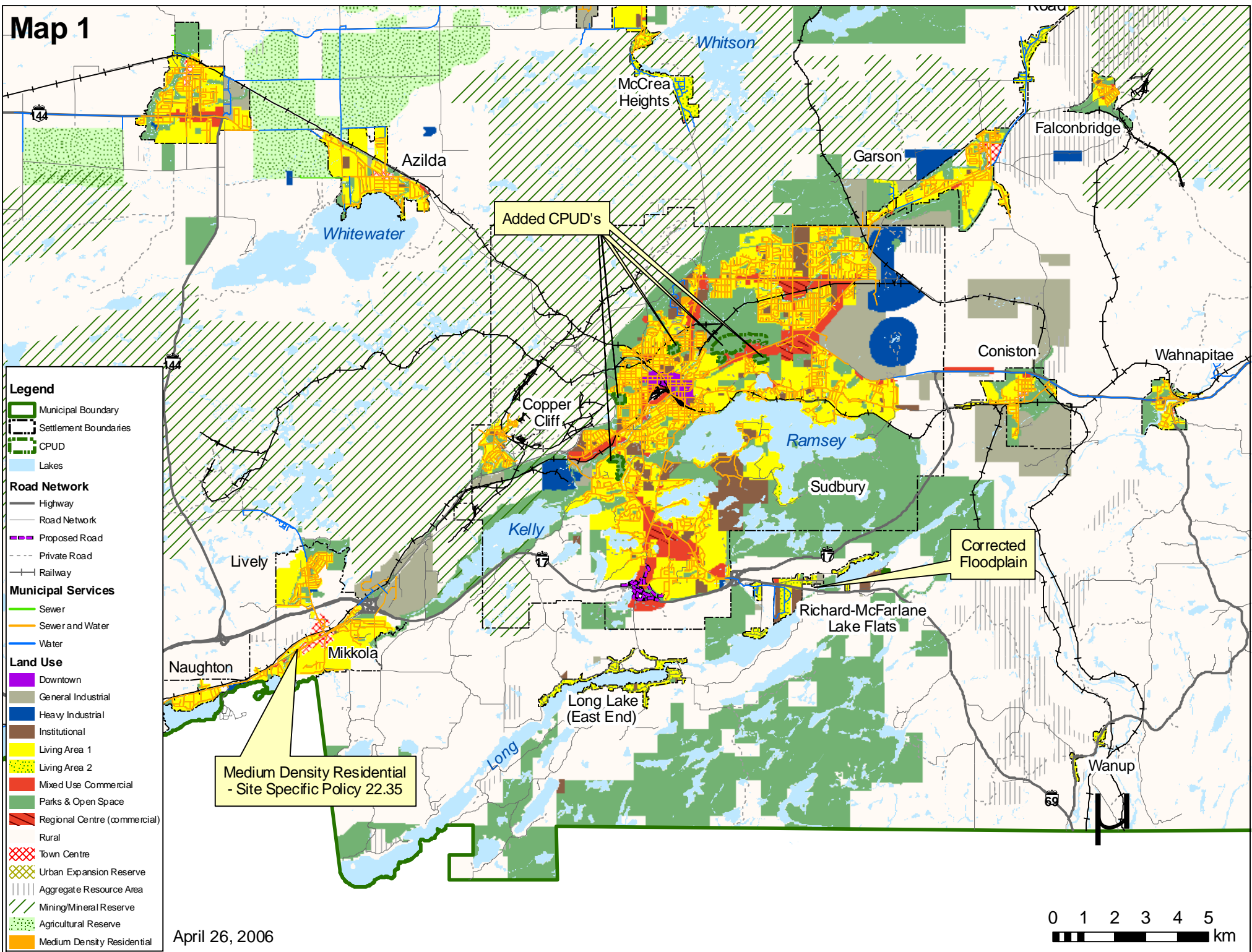
Certain private lands were incorrectly labelled as Crown Land. Updated MNR information was acquired to make a correction.

6. Conclusion

This final draft of the Official Plan is the culmination of a comprehensive exercise which began in 2002 following direction from Council to prepare a new Official Plan for the City of Greater Sudbury. The proposed Official Plan represents a consolidation and rationalization of former Official Plan policies and provides a new vision to guide future development in Greater Sudbury. It has benefited from extensive input and contributions from the public and a wide range of stakeholders across the City.

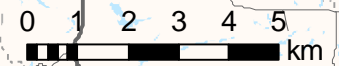
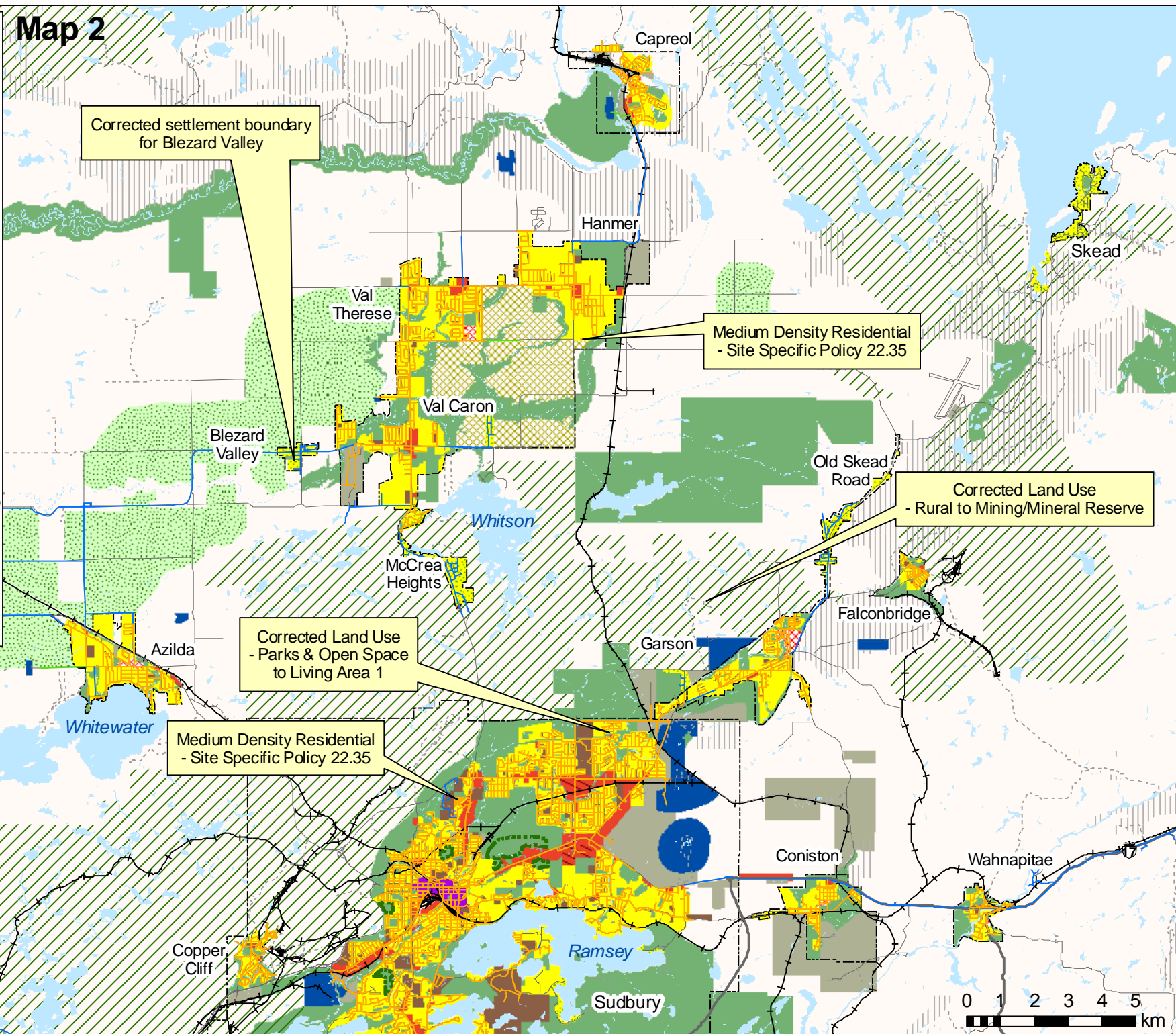
It is recommended that the proposed Official Plan, with the revisions set out in Part 5 of the staff report, be adopted with the exception of Chapter 3.0, Living Areas and the Living Area 1 designations on Schedules 1a, 1b, 1c, and 2c which should be deferred to a future Planning Committee meeting pending further deliberations.

Map 1



Map 2

- Legend**
-  Municipal Boundary
 -  Settlement Boundaries
 -  CPUD
 -  Lakes
- Road Network**
-  Highway
 -  Road Network
 -  Proposed Road
 -  Private Road
 -  Railway
- Municipal Services**
-  Sewer
 -  Sewer and Water
 -  Water
- Land Use**
-  Downtown
 -  General Industrial
 -  Heavy Industrial
 -  Institutional
 -  Living Area 1
 -  Living Area 2
 -  Mixed Use Commercial
 -  Parks & Open Space
 -  Regional Centre (commercial)
 -  Rural
 -  Town Centre
 -  Urban Expansion Reserve
 -  Aggregate Resource Area
 -  Mining/Mineral Reserve
 -  Agricultural Reserve
 -  Medium Density Residential



**Appendix A:
Text Changes to Second Draft - City of Greater Sudbury Official Plan**

Notes:
Page numbers refer to third (final) draft issued April 2006.
Mapping revisions catalogued separately.

Section	Page	Issue	Response	Status
1.2	4	Vision needs to address a child-friendly city (Children First Roundtable)	Add the following to page 4, paragraph 4: "Greater Sudbury also values raising children in a child-friendly city, so that they in turn may choose to be educated, live and work here."	Added Feb 16/06
1.3.1	5	Edit (Children First Roundtable)	Add the following to list of determinants: "a child and family-friendly city."	Added Feb13/06
3.2.1 Policy 7	26	Add more flexibility to rezoning criteria by indicating that there may be other considerations	Revised Policy 7: "In considering applications to rezone land in <i>Living Area I</i> , Council will ensure amongst other matters that..."	Added Feb 17/06
3.3, Policy 5	28	Edit	Revise Policy 5: "Council will consider allowing second suites in Living Area I through the rezoning process as a means of increasing intensification and addressing affordable housing needs."	Added Mar 29/06
4.2.1, Program 1	33	Edit	Revise wording for Program 1 to be consistent with Artscape initiative: "Council will develop the Downtown as a creative district by promoting arts & culture, encouraging public art initiatives, and partnering with the non-	Added Mar 20/06

Section	Page	Issue	Response	Status
			profit sector and other levels of government.”	
4.2.1.2, Policy 1	35	SDHU edit	Revise Policy 1: “It is policy of this Plan to preserve those aspects of the Downtown that contribute to the image, character and quality of life in the City, including natural features, landmarks, design attributes, heritage resources, linkages to existing trails, pedestrian walkways and other desirable elements of the built environment.”	Added Mar 13/06
4.2.1.2 Policy 2	35	Design improvements to the Downtown should include accessible playgrounds (Children First Roundtable)	Add to the end of second sentence: “... playgrounds that are wheelchair and stroller accessible. ”	Added Feb 16/06
4.2.2, Policy 2	37	Policies related to the expansion of <i>Regional Centres</i> do not adequately address requirements for pedestrian access and linkages to trails (SDHU edit)	Add as criteria d) to Policy 2: “When considering rezoning applications for new or expanded employment uses in Regional Centres, Council shall have regard to the following criteria: d) Pedestrian walkways will be included, with linkages to transit stops and other modes of active transportation including sidewalks and trails. ”	Added Mar 13/06
4.4	42	Recognize existing institutional uses	Add as new Policy 6: “ Existing institutional uses not designated in this Plan will be recognized in the Zoning By-law. ”	Added Mar 29/06
4.6	44	MMAH edit	Revise introduction: “It is the goal of this Plan to responsibly manage mineral and aggregate resources by protecting	Added Mar 14/06

Section	Page	Issue	Response	Status
			them for long-term use."	
4.6, Policy 1b	45	MMAH edit	Revise 1b and 1c to be consistent with PPS: "b. the proposed land uses or development serves a greater long term public interest; and , c. issues of public health, public safety and environmental impact are addressed."	Added Mar 14/06
4.6.2	46	MMAH edit	Revise introduction to include the following statement: "The City will protect all primary and secondary deposits identified in an Aggregate Resource Inventory Paper (ARIP), and all sources currently under license and permit under the Aggregate Resources Act."	Added Mar 14/06
4.6.2, Policy 1	46	MMAH edit	Add "future expansion" to every occurrence of extraction: "The primary use of lands designated as Aggregate Reserve will be pit and quarry operations. Other uses that do not preclude the possibility of future expansion and extraction may also be permitted. Lands designated Aggregate Reserve are to be protected from uses and/or activities that may hinder the future expansion and extraction of aggregates in the future. The protection of known aggregate resources will take precedence, wherever possible, over any land use that would prevent their future expansion and extraction."	Added Mar 14/06
4.6.2	47	MMAH edit	Insert new Policy 3: "In areas designated Agricultural Reserve,	Added Mar

Section	Page	Issue	Response	Status
			extraction of mineral aggregates is permitted as an interim use provided that rehabilitation of the site will be carried out so that substantially the same areas and same average soil quality for agriculture are restored.	15/06
4.6.2, Policy 8	48	MMAH edit	Revise Policy 7 (now Policy 8 due to insertion): “Wayside pits and quarries, portable asphalt plants, and portable concrete plants used on public authority contracts are permitted in all areas without the need for an Official Plan amendment, rezoning or development permit approval under the <i>Planning Act</i> except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.”	Added Mar 16/06
Chapter 5.0, Intro	50	Rural land uses must also balance protection of natural environment (also applies to Section 5.2.5)	Revise first sentence of paragraph 3: “The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location, especially those that provide rural economic benefits that are balanced with protection of the natural environment and the agricultural resource base. ”	Added Mar 13/06
5.2, Policy 1	51	MMAH edit	Add mineral exploration as a permitted use in the <i>Rural Areas</i> designation	Added Mar 16/06
5.2 Policy 1, part f	51	Include hydroelectric generation as a public use permitted in the <i>Rural</i>	Add the following to part f: “public uses including hydroelectric generation	Added Feb

Section	Page	Issue	Response	Status
		Areas designation (OPG)	and associated facilities.”	27/06
5.2	51	MMAH edit	Add new Policy 3 that speaks to ensuring land use compatibility in Rural Areas: “All new farm and non-farm development in the Rural Areas designation will comply with the Minimum Distance Separation (MDS) formulae established by the Province in order to minimize conflicts between livestock facilities and surrounding development.”	Added Mar 16/06
5.2.1, Policy 4	52	MMAH edit	Revise Policy 4 by further indicating criteria required for conversion from seasonal to permanent residential: “The conversion of existing seasonal dwellings to permanent use is permitted provided that: a. the dwelling has frontage on a public road maintained year-round; b. Ontario Building Code standards for permanent dwellings are met; c. minimum lot size requirements of the Zoning By-law have been satisfied; d. approval is obtained for a Class 4 sewage system; and, e. there is an adequate supply of potable water.”	Added Mar 16/06
5.2.2, Policy 2b	54	Clarify number of new lots that can be created from a single parent parcel in <i>Rural Areas</i>	Revise Policy 2b to indicate that a maximum of three new lots may be created in addition to the part remaining: “Regardless of the size and frontage of the parent	Added Mar 21/06

Section	Page	Issue	Response	Status
			parcel, no more than three (3) new lots may be created from a single parent rural parcel based on the date of the adoption of this Plan.”	
5.2.2, Policy 3a	54	Minimum lot size of waterfront lots in <i>Rural Areas</i> (SDHU edit)	The minimum lot size of rural waterfront lots is increased from 0.4 ha (1 acre) to 0.8 ha (2 acres)	Added Mar 13/06
5.2.4, Policy 2	55	Revise definition of agricultural uses and agriculture-related uses to be consistent with changes to Chapter 6.0: Agriculture (MMAH edit)	Revise Policy 2: “Agricultural uses are permitted in <i>Rural Areas</i>. Agricultural uses are defined as the growing of crops, including nursery 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. Compatible resource uses such as forestry, and small-scale commercial and industrial uses that are directly related to farm operations are permitted in this designation.” Add new Policy 3: “Agriculture-related commercial and agriculture-related industrial uses that are small in scale and directly related to the farm operation such as a grain drying, handling and storage facility; and secondary uses such as value-added agricultural products such as custom meat shops, pick-your-own operations, produce market and parking operations, home	Added Mar 29/06

Section	Page	Issue	Response	Status
			occupations, home industries, and other similar agri-business, are permitted in <i>Rural Areas</i>."	
6.2, intro	60	Revise introduction to reflect changes to <i>Agricultural Reserve</i> boundaries based on OMAF input	Revise intro: "Prime agricultural lands have been delineated based on input from the Ontario Ministry of Agriculture and Food. In order to protect existing and potential agricultural land uses, these areas are designated as <i>Agricultural Reserve</i>. New lot creation is restricted to only agricultural and agricultural-related uses."	Added Mar 28/06
6.2.1, Policy 1	60	MMAH edit	Revise Policy 1 by inserting PPS definition of agricultural uses: "Agricultural uses are permitted in Agricultural Reserve areas. Agricultural uses are defined as the growing of crops, including nursery 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."	Added Mar 16/06
6.2.1	60	MMAH edit	Insert new Policy 2 which speaks to agriculture-related uses permitted in the <i>Agricultural Reserve</i> : "Agriculture-related commercial and agriculture-related industrial uses that are small in scale and directly related to the farm operation such as a grain drying, handling and storage facility; and secondary uses such as value-added agricultural products such as custom meat shops, pick-your-own operations, produce	Added Mar 16/06

Section	Page	Issue	Response	Status
			market and parking operations, home occupations and home industries are permitted. Other similar agri-business may be permitted provided there are no reasonable alternative locations outside prime agricultural areas."	
6.2.1	60	MMAH edit	Insert new Policy 4 which permits extraction of mineral aggregates in the <i>Agricultural Reserve</i> : "In areas designated <i>Agricultural Reserve</i> , extraction of mineral aggregates is permitted as an interim use provided that rehabilitation of the site will be carried out so that substantially the same areas and same average soil quality for agriculture are restored."	Added Mar 16/06
7.0 intro	63	Edit	Revise first sentence of introduction: "As a City known for its diversity of urban, rural and wilderness landscapes, Parks and Open Space areas take on special significance within the hierarchy of land uses due to their recreational value, environmental functions , and natural beauty."	Added Mar 13/06
7.0 Intro	63	Add reference to Parks and Open Space as play areas (Children First Roundtable)	Modify the sentence to include the following: "...where people can gather for special events, participate in sporting activities, learn about our natural environment, exercise, play , or simply relax."	Added Feb 16/06
7.1	64	Edit (Children First Roundtable)	Add to Objective g: "...recreational facilities and playgrounds ,..."	Added Feb 13/06

Section	Page	Issue	Response	Status
7.2.1, Programs	67	Program 1 should distinguish between passive and active recreational uses regarding trail development	OP statements are intended to support multipurpose trails where appropriate and should not be interpreted as directions for detailed design. For clarification, revise Program 1 statement as follows: "A comprehensive multi-use trail system that is linked to major civic facilities, educational institutions, employment areas, waterbodies and tourist attractions will be developed, utilizing the development approval process with a view to developing these linkages for passive and active recreational uses as appropriate. "	Added Mar 14/06
7.2.1, Programs	67	Program edits related to Parks and Open Space Area – Public Ownership	Add to Program 3: "The park classification system will have regard to natural beauty, environmental functions, and recreational value." Add new Program 4: "Further delineate natural environment areas in need of municipal protection along with appropriate strategies for conservation and acquisition."	Added March
8.1, Policy 1	72	MMAH edit	Revise Policy 1 by adding a definition of sensitive surface water and groundwater features: "Sensitive surface water features, sensitive groundwater features, and their hydrologic functions and linkages shall be determined through a watershed-based planning approach. Sensitive surface water and groundwater features are	Added Mar 16/06

Section	Page	Issue	Response	Status
			defined as areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants."	
8.4.1 Policy 8	77	Clarify policy related to the creation of new lots requiring septic systems within the 0-2 year capture zone of a WHPA	Revise Policy 8: "Manure storage areas and the creation of new lots requiring septic systems will not be permitted within the 0-2 year Capture Zone of a WHPA."	Added Feb 22/06
8.5, Intro	79	MMAH edit	Please revise reference to watershed-based plans: "Watershed-based plans incorporating accepted lake capacity models will identify the sensitive surface water features of individual watersheds and specific measures required to protect, enhance or restore these features."	Added Mar 16/06
8.5.1	80	MMAH edit	Insert new policy that addresses lot creation on 'at capacity' lakes and identify such lakes: " No new lots will be permitted on lakes that are considered 'at capacity' where on-site subsurface sewage disposal tile beds are closer than 300 metres from the shoreline of the lake or any watercourse flowing into the lake. Lakes considered 'at capacity' include, but are not limited to, the following: Bethel, McCharles, McFarlane, Minnow, Mud, Robinson, Simon, and Whitewater. "	Added Mar 16/06
8.5.2, Policy 1c	81	MMAH edit	Replace reference to water's edge with high-water mark	Added Mar 28/06

Section	Page	Issue	Response	Status
8.6.3	85	MMAH edit	Insert new Policy 2 to address industrial development in areas without municipal stormwater services: “Applications for industrial development in areas where there are no municipal stormwater services will require a Stormwater Management Report.”	Added Mar 16/06
9.0, intro	88	MMAH edit	Revise introduction: “As such, significant natural features and functions and their relationships must not be compromised in the growth of our City and will be protected for long-term use. ”	Added Mar 16/06
9.2.1, Policy 1	89	MMAH edit	Revise Policy 1: “Notwithstanding any land use permissions granted by this Plan, in certain circumstances an Environmental Impact Study (EIS) will be required to demonstrate that a proposed development will not negatively impact significant natural heritage features or ecological functions present on or adjacent to a proposed development site.”	Added Mar 16/06
9.2.1 Policy 2	89	Incorrect section reference	Change reference to Section 9.5	Added Feb13/06
9.2.2, intro	90	MMAH edit	Revise introductory statement: “The City maintains records of endangered species and threatened species that are present in the municipality based on information provided by the Ministry of Natural Resources. ”	Added Mar 16/06
9.2.2,	90	MMAH edit	Revise Policy 3:	Added

Section	Page	Issue	Response	Status
Policy 3			"Adjacent lands are considered to be within at least 50 metres of significant habitat of endangered species and threatened species. This area can be modified if justified by a study. "	Mar 16/06
9.2.3, Policy 5	92	MMAH edit	Revise Policy 5: "Adjacent lands are considered to be within 50 metres of any sensitive wetland, and within at least 120 metres of a provincially significant wetland. This area can be modified if justified by a study. "	Added Mar 16/06
9.2.4, intro	92	MMAH edit	Insert statement: " The identification, evaluation and classification of fish habitat are the responsibility of the Federal Government of Canada. "	Added Mar 16/06
9.2.4, intro	92	MMAH edit	Revise second paragraph to indicate that buffer measurement is from the high-water mark: "Buffer widths as measured from the high-water mark will depend on the characteristics of the buffer, terrain conditions, and the desired buffer function."	Added Mar 28/06
9.2.4, Policy 1	93	MMAH edit	Delete reference to province as fish habitat is regulated under the federal Fisheries Act: "Development and site alteration are not permitted in fish habitat, unless in accordance with federal requirements."	Deleted Mar 28/06
9.2.5, intro	93	MMAH edit	Add raptor nesting sites to list of significant wildlife habitat as sub-section d of Section 9.2.5: " d. Nesting sites of Vulnerable raptor species. "	Added Mar 16/06

Section	Page	Issue	Response	Status
9.2.5, Policy 2	94	MMAH edit	Revise Policy 2 to reflect addition of vulnerable raptor nesting sites: “Development and site alteration, including removal of vegetation, within 120 metres of a nest of a great blue heron, an osprey or a Vulnerable raptor species may require an EIS to demonstrate that ecological features and functions will not be negatively impacted.”	Added Mar 21/06
9.4, Intro	96	SDHU edit	Revise intro to include reference to shade canopy: “In the City’s urban areas, trees provide environmental benefits including air quality improvement, stormwater retention, summer cooling of the built environment, wildlife habitat, shade canopy , and beautification of our streets and neighbourhoods.”	Added Mar 13/06
9.4, Policy 5	98	SDHU edit	Supplement Policy 5: “Municipal road improvement projects will be designed to include the provision of trees where appropriate in order to enhance urban aesthetics and to provide shade canopy and other environmental benefits. ”	Added Mar 13/06
Chapter 10.0, intro	100	MMAH edit	Add the following to the preamble to Chapter 10.0: “ The schedule will be amended as additional information on hazard lands becomes available. ”	Added Mar 17/06
10.2, intro	101	Edit	Add the following to end of second paragraph: “ Final decisions on matters related to the Flood Plain are subject to Nickel District Conservation	Added Mar 29/06

Section	Page	Issue	Response	Status
			Authority approval under existing regulations.”	
10.2.2	102	MMAH edit	Include reference to Lake Wanapitei and Lake Panache policies and update section reference: “While development is generally prohibited within the Flood Plain, there are special circumstances in the former City of Sudbury, Dowling, Azilda, Chelmsford, Lake Wanapitei and Lake Panache where special policies apply. These special policies are addressed in Section 21.7, Special Flood Plain Policies. ”	Added Mar 21/06
10.6, Policy 1	105	MMAH edit	Revise Policy 1: “No new development shall be permitted on or within 300 metres of active or closed waste disposal sites. “	Added Mar 17/06
11.1	109	Clarification required concerning sidewalk policy (Children First Roundtable)	Sidewalk policies were revised as part of Draft 2 and reflect recommendations of <i>Transportation Study</i> as well as public input on the provision of sidewalks (see revised Section 11.7, Policy 5).	Added to Draft 2 (Jan 2006)
11.2.1, intro	110	MMAH edit	Add the following to the end of the first paragraph: “ Highways 17, 69, 144 and 537 are Provincial Highways under the jurisdiction of the Province of Ontario. ”	Added Mar 17/06
11.2.1, Part c:	111	Edit (Engineering Services)	“roads are constructed or improved to meet the minimum maintenance standards for assumption of private roads ”	Added Mar 7/06
11.2.1, Table 1	112	Edits to Table 1: Road Classification (Engineering	Revise Table 1 as follows: Primary Arterial: Daily Traffic Volumes: 10,000 -	Added Mar 7/06

Section	Page	Issue	Response	Status
		Services)	50,000 Secondary Arterial: Right-of-Way width 26-35 metres Tertiary Arterial: Right-of-Way width 26-35 metres Collector: Right-of-Way width 20-35 metres	
11.2.1, Table 1	112	MMAH edit	Delete references to jurisdiction	Deleted Mar 17/06
11.2.2.1	114	List of road network improvements needs to be revised to be consistent with final draft of Transportation Study (Engineering Services)	Revise list of road improvements to include: The widening of Maley Drive between Barry Downe Rd and Falconbridge Rd is now indicated as second short-term improvement . Provide additional westbound and northbound left turn lanes at the Lasalle Boulevard/Barry Downe Road intersection, as well as one additional northbound through lane . Widen Municipal Road 80 . Provide a continuous left turn lane from Donaldson Crescent to Second Street.	Added Mar 9/06
11.2.2.2	115	Provide text reference to Barry Downe extension as a conceptual road as indicated on Schedule 6	Create new section <i>11.2.2.2: Conceptual Road</i> and add the following text based on Transportation Study recommendations: "The Barry Downe Road extension is indicated as a conceptual road on Schedule 6, Transportation Network. A future Class EA study of the widening of Municipal Road 80 should consider the Barry Downe Road	Added Mar 28/06

Section	Page	Issue	Response	Status
			extension and the potential by-pass of the McCrea Heights area as viable alternatives. Any planning applications received in this area should not preclude the option of the Barry Downe Road extension, until such time as a future Class EA and route planning study can be completed.”	
11.4, Policy 6	119	Supplement policies on parking areas	Add the following to Policy 6: “ Parking areas should be developed in an environmentally friendly manner to reduce the impacts of large paved areas. ”	Added Mar 13/06
11.6	121	CN edit	Modify introduction and delete last sentence.	Added Mar 13/06
11.6, Policy 2	121	CN edit	Revise Policy 2: “Conflicts between rail facilities and adjacent land uses shall be minimized, wherever possible. Where conflicts arise, noise, vibration and safety impact mitigation measures implemented by the adjacent land use will be in accordance with Ministry of the Environment standards and the appropriate rail company requirements.”	Added Mar 13/06
11.6, Policy 4	121	CN edit	Add the following to Policy 4: “ Where applicable, the City shall seek to ensure that sightline requirements of Transport Canada and the railways are addressed. ”	Added Mar 13/06
11.6,	122	Municipality cannot prohibit new at-	Revise Policy 5:	Added

Section	Page	Issue	Response	Status
Policy 5		grade railway crossings as it is not within our jurisdiction (CN edit)	"New at-grade railway crossings on the major road network as shown on Schedule 6 are discouraged. "	Mar 13/06
11.6, Policy 7	122	CN edit	Change reference from intermodal to transload	Added Mar 13/06
11.7, Policy 3	123	Change bicycle lanes to bicycle facilities and include safety as one of the criteria to consider (Engineering Services)	Revise Policy 3: "Bicycle facilities for all new road links and road widening projects will be considered based on an assessment of safety , potential usage, cost, and linkages to major employment, educational, or recreational centres."	Added Mar 9/06
11.7 Policy 5	123	Need reference on how the provision of curbs and sidewalks encourage walking and provide safety for children (Children First Roundtable)	Add to Policy 5: " Curbs and sidewalks in neighbourhoods also encourage walking and provide safety for children. "	Added Feb 16/06
11.7, Policy 6	124	Delete reference to sidewalk surfaces to indicate that all sidewalks should be built and maintained to meet standards (Engineering Services)	Revise Policy 6: "Sidewalks are to be built and maintained to a standard that facilitates the mobility of persons with disabilities."	Added Mar 9/06
11.7 Program 1	124	Reference to bicycle network study	Change to "bicycle network plan. "	Added Feb 13/06
11.7 Program	124	Plan needs to address the development of bike and walking	Revise Section 11.7, Program 2: "The existing bicycle and pedestrian network will	Added Feb

Section	Page	Issue	Response	Status
2		paths in established neighbourhoods, in particular between neighbourhoods and schools (Children First Roundtable)	be expanded, with special emphasis on major generators such as community centres and educational institutions, as well as enhanced linkages between communities, neighbourhoods and schools. "	17/06
12.2.1 Policy 2	129	Potential development of a Lake Wanapitei water supply system within the plan period needs to be addressed (Engineering Services)	Revise Policy 2 of Section 12.2.1: "The upgrading or replacement of water infrastructure in need of improvement will be conducted as required, including the potential future development of a Lake Wanapitei water supply system to address long-term water resource needs. "	Added Feb 22/06
12.2.2	130	Revise Policy 1 based on Engineering Services input	Combine Policies 1 and 2 of Section 12.2.2: "Development in urban areas is permitted provided that existing public sewage and water services have adequate capacity to accommodate the demands of the proposed development. Alternatively , the proponent of the development will upgrade, at their own expense, the existing sewage and water systems to ensure adequate delivery and treatment facilities consistent with City standards , including the adequacy of fire flows."	Added Feb 22/06
12.2.3	130	MMAH edit	Add requirement for a hydrogeological assessment where the minimum lot size is less than 0.8 ha: "Where development is proposed outside fully serviced areas, the proponent must prove that the soil conditions of the proposed site are suitable for	Added Mar 17/06

Section	Page	Issue	Response	Status
			a waste sewage disposal system and that there is a proven source of potable water available. A hydrogeological assessment is required where the minimum lot size is less than 0.8 hectare (2 acres). "	
12.2.3	131	MMAH edit	Correct section numbering. Communal Systems becomes new Section 12.2.4	Added Mar 17/06
12.4.1	133	Policies on wind energy conversion systems need to be updated to be consistent with City's environmental initiatives	Section 12.4.1.1, 12.4.1.2 and 12.4.1.3 are revised as follows: Individual systems are permitted as an accessory structure in all designations without amendment to the Zoning By-law. Commercial generating systems are permitted in all Employment Areas, the Agricultural Reserve and Rural Areas without amendment to the Zoning By-law. Wind farms are permitted in the Agricultural Reserve and Rural Areas by an amendment to the Zoning By-law.	Added Feb 27/06
12.4.2 Program 2	136	Edit (Engineering Services)	Revise program statement on wind farms by changing wording from "assist" to "encourage"	Added Feb 22/06
12.4.2 Program 3	136	Edit (Engineering Services)	Revise program statement on landfill gas utilization project: "The City will implement a Landfill Gas Utilization Project to collect and use the energy from landfill	Added Feb 22/06

Section	Page	Issue	Response	Status
			gas as an effective means of converting waste to energy where economically feasible. "	
12.4.2 Programs	137	Buildings should meet LEED silver energy efficiency standards.	Add as sub-section d to Policy 8 of Section 12.4.2: d. designing buildings that meet LEED (Leadership in Energy and Environmental Design) or equivalent standards.	Added Mar 17/06
13.2 Programs	142	Program recommendation submitted by Heritage Museum Board (supplemented by suggestion from Children First Roundtable)	Add the following as Program 5: "This Plan supports the creation of a Municipal Archives that could be utilized as a community resource and serve as an introduction to local heritage resources for children and youth."	Added Feb 17/06
13.3	143	MMAH edit	Create Program option under Section 13.3: "Council shall consider preparing a comprehensive inventory of archaeological resources, which may include archaeological potential mapping and specific guidelines to assist in cultural heritage conservation."	Added Mar 22/06
Section 14.2 Policy 5	146	Add reference to linkages between schools (Children First Roundtable)	Revise Policy 5: "To the extent possible, <i>Living Areas</i> will be connected through the use of open space corridors, trails, sidewalks and streets so that neighbourhoods and schools are linked and interaction is facilitated."	Added Feb 17/06
14.0: Urban Design	150	Missing section number for urban design programs	Urban design programs to become Section 14.6	Added Feb13/06
14.6	151	Add beautification program	Modify Program 2:	Added

Section	Page	Issue	Response	Status
Programs			"Council will initiate a beautification program including streetscape improvements to enhance the aesthetic quality of the City's major roads, incorporating such elements as street trees, boulevards, sidewalk improvements, bike lanes, bike paths, parking bays, street lights and seating."	Feb 17/06
15.0: CIP	152	Entire City should be designated as a Community Improvement project area Clarify terminology used throughout section	Revise Section 15.2 introduction: "The entire City of Greater Sudbury is designated as a Community Improvement Project Area under Section 28 (2) of the <i>Planning Act</i> . The following criteria will be utilized to identify specific areas for community improvement plans..." Revised intro to criteria on page 150: "Utilizing the above criteria, Council will identify specific areas for community improvement plans through the preparation of a by-law. The following areas have been identified in the City of Greater Sudbury (not listed by priority):"	Added Feb 17, 2006
15.2 sub-section g	153	Add reference to play and rest areas (Children First Roundtable) and outdoor recreation trails (public comment)	Revise sub-section g: "the area has been identified as being deficient in terms of neighbourhood and/or community parkland, recreational or community facilities inclusive of such facilities as swimming pools, play and rest areas , athletic fields, outdoor recreation trails , community centres, daycare centres, libraries, senior citizen facilities or other similar social and/or recreational facilities."	Added Feb 17, 2006
15.2	155	Indicate that additional areas for	Add the following to the list of potential CIPs:	Added

Section	Page	Issue	Response	Status
		CIPs may be added without amendment to Plan	"Additional areas may be added without amendment to this Plan."	Feb 22/06
16.2.1 Policy 1	162	Incorrect section reference.	Change reference to Section 20.11	Added Feb13/06
16.2.3 Policy 3	163	Supplement policy related to libraries	Add the following to Policy 3: "In addition, public libraries play a vital role in forming a literate society and fostering life long learning, are community gathering places where people interact and share ideas and most importantly, offer an array of services to all people breaking down barriers which are fundamental to building a strong and healthy community."	Added Feb13/06
16.2.8 Policy 4	166	Reference to <i>underutilized space</i>	Change to: "Encourage the use of churches, schools, and community centers for child day care facilities."	Added Feb13/06
16.2.10, Policy 4	167	Edit (Chamber of Commerce)	Revise wording of Policy 4: "The community-wide emergency plan will be maintained in a state of readiness in the City in the event of a major disaster."	Added Mar 9/06
16.2.12	168	Highlight the importance of families and children as part of community vision (Children First Roundtable)	Add as subsection 5: "Children are the next generation and need to be supported in all ways in order to be encouraged to stay in Greater Sudbury."	Added Feb 17/06
17.6, Programs	173	Include other stakeholders when developing and discussing	Revise introduction to economic development programs section:	Added Mar 9/06

Section	Page	Issue	Response	Status
		economic development initiatives (Chamber of Commerce)	"Council in conjunction with the Greater Sudbury Development Corporation and other stakeholders as appropriate: "	
17.6 Part h	175	Edit	Correct sub-section numbering	Added Feb13/06
18.2.6 Sub-section a	179	Add reference to people with children (Children First Roundtable)	Revise sub-section a: "...facilitate the provision of a variety of appropriate housing types in various locations designed to meet supportive housing requirements for the elderly, students, people with children , persons with physical disabilities and others with special needs."	Added Feb 17/06
20.6	198	Requirement for vegetative buffers will be implemented through site plan control	Add the following to Section 20.6: "Waterfront properties may also be subject to site plan control in order to implement policies and programs related to the protection of water resources (see Section 8.5)."	Added Feb 21/06
20.9	203	MMAH edit	Add statement related to Crown Lands to Section 20.9 on Interpretation: "The <i>Rural Areas</i> designation includes large tracts of Crown Land. Under the <i>Public Lands Act</i>, the Ministry of Natural Resources has the authority to regulate the use of Crown Lands through the Crown Land Use Policy Atlas. The City will continue to work closely with the Ministry of Natural Resources to resolve land use conflicts between proposed uses on adjacent private and Crown Land."	Added Mar 16/06
Part VIII	207	Edit	Add the following to indicate that special policy	Added

Section	Page	Issue	Response	Status
intro			areas may be subject to other Plan policies: “ Special Policy Areas and properties subject to Site Specific Policies are also subject to other policies contained in applicable sections of the Plan. ”	Mar 24/06
Chapters 21.0 and 22.0	-	SDHU edit	Replace references to SDHU with “ appropriate regulatory authorities. ”	Added Mar 13/06
21.1.2, Policy 5	209	SDHU edit	Revise Policy 5: “A program of regular lake water sampling to determine sources of contamination and to establish a data base of water quality information will be developed in cooperation with the appropriate regulatory authorities , educational institutions and members of the community.”	Added Mar 13/06
21.1.5	211	Edit	Section 21.1.5 related to vegetative buffers on Whitewater Lake is deleted and superceded by stronger buffer requirements established in Section 8.5.2.	Deleted Mar 17/06
21.2.1, sub- section c, part v.	214	Minimum lot size of unserviced waterfront lots (SDHU edit)	For <i>Skead Special Policy Area ‘A’</i> , increase minimum lot size to be consistent with revised rural waterfront lot creation policies: “for residential uses in a conventional subdivision, a minimum lot size of 0.8 hectare , minimum water frontage of 45 metres, 45 metres setback for field beds and 12 metres setback for buildings, shall apply”	Added Mar 17/06
21.2.2,	215	Minimum lot size of unserviced	For the Non-Urban Settlement of Skead Special	Added

Section	Page	Issue	Response	Status
sub-section c, part i.		waterfront lots (SDHU edit)	Policy Area, increase minimum waterfront lot size to be consistent with revised rural waterfront lot creation policies: “the density standards of 7.5 units per hectare (minimum lot size of 1,333.3 m ² and minimum frontage of 36 metres) are adhered to. Where such property has water frontage, the lot size shall be a minimum of 0.8 hectare and a water frontage of 45 metres.”	Mar 27/06
21.3.3, Policy 1a	218	Minimum lot size of unserviced waterfront lots (SDHU edit)	For <i>Whitson Lake Special Policy Area</i> , increase minimum lot size to be consistent with revised rural waterfront lot creation policies: “the lot or parcel created by consent has frontage along a public road maintained year-round, a minimum size of 0.8 hectare and a minimum frontage of 45 metres”	Added Mar 17/06
21.7.1	233	Edit	Revise introduction: “Development may occur in the following areas of the community of Sudbury in accordance with the underlying land uses indicated on <i>Schedule 1b, Land Use Map</i> , subject to the approval of the Nickel District Conservation Authority. ”	Added Mar 16/06
21.7.5	241	MMAH edit (NDCA)	Add flood plain policy on Lake Wanapitei as Section 21.7.5 to address large inland lakes: “ On Lake Wanapitei, those areas below an elevation of 267.95 metres are considered to be within the flood plain. In addition, lands within a minimum of 45 metres of the flood plain will	Added Mar 24/06

Section	Page	Issue	Response	Status
			also be regulated by the Nickel District Conservation Authority to address other water-related hazards. The Nickel District Conservation Authority should be consulted to establish exact boundaries of the flood plain and buffer areas.”	
21.7.6	241	MMAH edit (MNR)	Add flood plain policy on Lake Panache as Section 21.7.6 based on MNR submission: “On Lake Panache, those areas below an elevation of 222.4 metres are considered to be within the flood plain.”	Added Mar 28/06
21.9, Policy 2a	244	Minimum lot size of unserviced waterfront lots (SDHU edit)	For Ramsey Lake Unserved Residential Special Policy Area, increase minimum lot size to be consistent with revised rural waterfront lot creation policies: “the lot created and the lot remaining have a minimum lot size of 0.8 hectare (two acres) and minimum water frontage of 45 metres (148 feet)”	Added Mar 17/06
21.11	245	Missing policies on Long Lake area waterbodies	Add the following Special Policy Area as Section 21.11: Long Lake Area WaterBodies: “As indicated on Schedule 2A: Special Policy Areas, a permanent residential waterfront zone for properties abutting water is established where such areas front on a public road that is maintained year-round, or where a registered right-of-way provides access from an existing parcel to a year-round, publicly maintained	Added Mar 13/06

Section	Page	Issue	Response	Status
			road.”	
Chapter 22.0	246	Deletions to Chapter 22.0: Site Specific Policies	Delete a number of site specific policies based on staff review of historical Official Plan amendments	Deleted Feb 17/06
22.18	254	MMAH edit	Section 22.55 becomes 22.18. Revise reference to Ministry of the Environment.	Added Mar 17/06
22.27	258	Site specific policy 22.27 now refers to OPA 253 (OPA 252 is deleted)	Add OPA 253: “Notwithstanding the policies of this Plan, on those lands described as Parcel 1675 S.W.S. in Lot 4, Concession 1, Township of Balfour, the creation of one residential lot, being 0.4 to 0.8 hectare in size and having a minimum frontage of 60 metres along an existing public road, shall be permitted.”	Added Mar 29/06
22.31	259	Add Inco settlement pond to overlapping <i>Mining/Mineral Reserve</i> and <i>Parks and Open Space</i> designations	Section 22.68 becomes 22.31. Revise first sentence to reflect mapping change: “Certain lands abutting the south side of Kelly Lake are designated both <i>Mining/Mineral Reserve</i> and <i>Parks and Open Space</i> . These lands provide an attractive viewshed for the Kelly Lake area and also hold potential for sub-surface mining activity. It is the policy of this Plan to encourage the protection of both the surface vegetation and existing contours. It is also the policy of this Plan to allow for the extraction of the sub-surface mineral deposits in a manner that preserves the surface features.	Added Mar 23/06

Section	Page	Issue	Response	Status
			<p>In addition, the treatment pond located adjacent to and south of Municipal Road 55 is designated both <i>Mining/Mineral Reserve</i> and <i>Parks and Open Space</i>. This recognizes both the mining-related use of the property and the desire to maintain vegetation and landscaping on the site."</p>	

Compiled by the Community & Strategic Planning Section, City of Greater Sudbury
February – March 2006

**Appendix B:
Map Changes to Second Draft - City of Greater Sudbury Official Plan**

Schedule	Issue	Response
Land Use Schedules 1a, 1c, 2c	The legend refers to Agriculture Reserve when it should refer to Agricultural Reserve	Updated all maps that make reference to Agriculture Reserve - Schedules 1a, 1c and 2c
Land Use Schedules 1a, 1b	Portion of Living Area 1 should be Mineral Reserve – North of Craig Street in Copper Cliff	Made the necessary changes – designation now lines up with Mineral Reserve in Zoning By-Law
Land Use Schedules 1a, 1c	Rural designated lands north of Garson need to be changed to Mining/Mineral Reserve based on Zoning	Added more Mineral/Mining Reserve areas – carried forward areas Zoned M4 onto the land use schedules
Land use Schedules 1a, 1b	INCO Treatment pond between Sudbury and Copper Cliff – should be Mining/Mineral Reserve land use designation	Added a Mining/Mineral Reserve designation
All Schedules	Need to remove certain INCO railways – they are no longer in operation and the rails have been removed	Removed certain rail lines North of Copper Cliff Removed certain rail lines from the map - Northwest of Kelly Lake
Site Specific Policies 2c	Need to remove a number of site specific policies no longer required Need to add a new OPA (252) as a Site Specific Policy that has been approved since January 2006	Updated Site Specific Policies on Schedule 2c Added OPA 252 as Site Specific Policy 22.27
Groundwater Protection	Need to remove a portion of the Groundwater Protection Area (area southwest of the	Updated map using the Groundwater Study information

Schedule	Issue	Response
Area Schedule 8	Westmount/Barry Downe intersection) incorrectly included Need to add another area to the Groundwater Protection Area (along Vermilion River between Valley and Dowling)	Area from New Sudbury west to Copper Cliff was removed Added new area along Vermilion River
Groundwater Protection Area Schedule 8	Update the Well Catchment Areas – as they appear in the final version of the Groundwater Study	Updated map – based on Groundwater Study
Groundwater Protection Area Schedule 8	Expanded the Road Network in the legend to show the Provincial Highways (did so from discussions with Ministry of Municipal Affairs – based on comments they received from the MTO)	Expanded the road network to show the Provincial Highways as well as the Road Network
Road right of Way Widths Schedule 7	Need to update the Road Right of Way Widths based on the final version of the Transportation Study	Updated Schedule 7: <u>Added a ROW width for:</u> Maley Drive & Extension Notre Dame Street – Azilda Western piece of Douglas Street – Sudbury Portion of Lorne Street between Douglas and Ontario St – Sudbury Broadway as a 20 M ROW - Sudbury Big Nickel Mine Road Ramp as 61m ROW - Sudbury Southern Half of Dixon Road Eastern most portion of Elgin - Sudbury

Schedule	Issue	Response
		<p>Western most portion of Annie Street - Sudbury 20m ROW from Copper Cliff to Elm Street - Sudbury Melvyn Avenue as 20m ROW - Lively Small portion of Old Falconbridge Road at end of Madison (20m ROW) - Sudbury Small portion of Tuddenham Avenue between Logan & Mary Streets - Sudbury Mine Road as 36m ROW – Onaping Extended 20m ROW on Pine Street - Onaping Extended 20m ROW on First Street - Levack Subway Street – Copper Cliff</p> <p><u>Removed the ROW width:</u> Brookside Road – Chelmsford Western portion of York Street and Struthers Street - Sudbury Eastern piece of Riverside - Sudbury Southern half of Marion Street - Sudbury Shields and Dunvegan ROWs - Sudbury Eastern tip of Walford Road - Sudbury Southern half of Southview Drive - Sudbury Northern most portion of Logan Avenue - Sudbury Eastern portion of Mary Street - Sudbury Northern portion of Lake Point Court - Sudbury Vincent Street - Sudbury Lower portions of Sunnyside Road and Tilton Lake Road - Sudbury Lower portion of Black Lake Road – Lively</p>

Schedule	Issue	Response
		<p>Short Street – Onaping Southern most tip of Juniper Street – Onaping Fraser Avenue – Onaping Northern portion of Nickel Street Removed northern tip of Third Avenue @ Richgrove - Lively Removed Eastern portion of Hillcrest Avenue @ Mikkola Road – Lively Field street – Lively Portion of Power Street - Copper Cliff Serpentine Street – Copper Cliff</p> <p>Changed Portion of Lloyd Street from a 36 to a 30 ROW width – Sudbury</p>
Transportation Schedule 6	Need to change Latimer from Collector to Local and Oriole from Local to Collector per Transportation Study	Correction: removed Collector designation from Latimer and added Collector designation to Oriole
Transportation Schedule 6	Dowling by-pass and the Chelmsford by-pass projects do not appear in the MTO's future projects and should be removed from the Schedule	Removed two proposed by-passes from the Transportation Schedule – the Dowling By-pass and the Chelmsford By-pass
Land Use Schedules	Need to add Mineral Reserve to Kelly Lake Island as offset passes through this area	Added a Mining/Mineral Reserve designation
Hazard Lands Schedule 4	Hazard Lands – Update inset map legends to refer to specific areas in the plan	Updated legends – they refer to Specific Policies in the plan (Azilda – 21.7.3, Dowling 21.7.2, Sudbury 21.7.1)
Hazard Lands Schedule 4	Need to highlight Lake Wanapitei and Lake Panache to point to specific policies in the plan	Added a dotted line around Lake Wanapitei – added text referring to Section 21.7.5

Schedule	Issue	Response
	(21.7)	Added dotted line around Lake Panache and made reference to Section 21.7.6
ROW Schedule 7	Proposed second access road to Laurentian University appears slightly different than in the Transportation Network Schedule – need to correct Schedule 7	Corrected the Laurentian University Second Access Road to align with the Transportation Network proposed road
ROW Schedule 7	Need to add Proposed Roads to Schedule 7	Added all proposed roads and future/proposed collectors as 'Proposed Roads' on Schedule 7
Hazard Lands Schedule 4	Need to update the Landfill Sites	Revised map to show known open and closed sites
Transportation Schedule 6	MTO Interchanges – received more detailed information from the MTO on the City's proposed 2 interchanges – need to update map	Added the MTO requested interchanges (Hwy 17 near Coniston, off Southwest Bypass to new Hwy 69) and updated the Interchange at Hwy 17 and Hwy 69 (added 2 ramps)
Land Use Schedules	Agricultural Reserve – need to correct Reserve	Updated all Land Use Schedules to reflect new Agricultural Reserve made up of Provincially Significant Agricultural Land as determined by the Ministry of Agriculture, Food & Rural Affairs
Trails Schedule 5	Update the Trail map based on data received from the Rainbow Routes Trail Association	Removed Chelmsford Existing and Proposed Trails that are along sidewalks Removed Wahnapiatae Bicycle Trails – trails are on sidewalks Extended the Azilda – Chelmsford Bike trail

Schedule	Issue	Response
		Updated Capreol Ski Trails Updated Naughton Ski Trails Added Dowling Ski Trails
Land Use Schedules 1a, 1c, 2c	Need to expand the Parks & Open Space designation found along the Vermilion River Provincially significant wetland to include a 120 m buffer	Expanded the Parks & Open Space designation along the Vermilion River to match the Natural Heritage Schedule

Compiled by the Community & Strategic Planning Section, City of Greater Sudbury
 March 2006

NO.	NAME AND/OR ORGANIZATION	SUBMISSION and/or SPEAKER	
		SUBMISSION	SPEAKER
1	Loris Cecchetto, Loris Cecchetto Construction Limited, Letter dated April 12, 2006 (see page 45 of the Planning Committee Agenda)	✓	
2	Mart Kivistik		✓
3	André Thibert		✓
4	Sudbury Mine, Mill & Smelter Workers' Union Local 598/C.A.W., Letter dated April 18, 2006 (see page 46 of the Planning Committee Agenda)	✓	
5	Raymond Jacques		✓
6	Dave Kilgour		✓
7	André Rivest, Letter dated April 25th, 2006 (see page 47 of the Planning Committee Agenda)	✓	
8	Marc Tasse; Chair, Valley East Community Action Network		✓
9	M. D. Sinclair - Inco (see page 48 of the Planning Committee Agenda)	✓	✓
10	M. D. Sinclair - Ethier sand and Gravele Limited, Lo-Ellen Heights Investments Limited and Dalron Construction Limited (see page 49 to 51 of the Planning Committee Agenda)	✓	✓

LORIS CECCHETTO CONSTRUCTION LIMITED
560 NOTRE DAME AVE. SUBBURY ON. P3C 5L2

RECEIVED
APR 12 2006
CITY OF SUBBURY

DEAR MR. BASCOMB:

APRIL 12 2006
DELIVERED IN PERSON TO THE
CLERK DPT. SUBBURY CITY

LORIS CECCHETTO CONSTRUCTION LIMITED OWN PARCEL 13515 MCKIM
WHICH ON 95Z IS ZONED PS AND NOW IN THE FINAL DRAFT OF THE NEW
PROPOSED CLASSIFICATION IS ZONE GREEN BELT.

IN THE PAST WE HAD TO FIGHT FOR AN ENTRANCE TO COPPER PARK SUBDI-
VISION INSTALL A PIECE OF SEWER AND WATER FROM GEMMA ST. AND
AN EASEMENT TO BE ABLE TO SERVICE PART OF THE LAND.

IN THE FIRST DRAFT OF THE NEW OFFICIAL PLAN PARCEL 13515 WAS DESIGNA-
TED O.K. BUT IN THE SECOND WAS CHANGE TO GREEN BELT.

WITH AN OPEN MIND WE ASK YOU, TO LOOK AT THE MATTER AND WRITE TO
US OF YOUR OPINION AND REMEDIES ENVISIONED.

WE ARE ALSO CONCERN ABOUT PARCEL 12214 NEELON TOWNSHIP.
AND PARCEL 12235 WEST SIDE OF THE REALIGNED JUNCTION CREEK
IN WHICH MOSTLY THE CONSERVATION AUTHORITY IS INVOLVE.

PLEASE WRITE TO US AS SOON AS POSSIBLE SO IF NECESSARY
WE CAN HIRE SOMEBODY THAT CAN REPRESENT US WHEN THE NEW
OFFICIAL PLAN IS SCHEDULE FOR APPROVAL AT COUNCIL.

YOURS VERY TRULY
PER *Loris Cecchetto*

LORIS CECCHETTO CONSTRUCTION LIMITED



**SUDBURY MINE, MILL & SMELTER
WORKERS' UNION LOCAL 598 / C.A.W.**



19 REGENT STREET SOUTH
SUDBURY, ONTARIO P3C 4B7
TELEPHONE: (705) 673-3661 FAX: (705) 673-1183
1-800-267-1008
www.minemill598.com

April 18th, 2006.

Mr. Andre Rivest,
Councillor Ward 3,
City of Greater Sudbury,
P.O. Box 5000, STN. A,
200 Brady Street,
Sudbury, Ontario.
P3A 4P3


Dear Mr. Rivest:

RE: Proposed Barrydowne Extension

Further to your letter of March 7th, 2006 and our discussions on the above-noted topic, it is with pleasure that we would like to advise of our support for the proposed extension.

Please accept our apologies for the late reply and relay our position to the Planning Committee.

Yours truly,


Rick Grylls,
President.

RG/mbd

André Rivest
Councillor, Ward 3 / Conseiller, Quartier 3



April 25th, 2006

Councillor Ron Dupuis, Chair
and Members of the Planning Committee

Fellow Councillors:

**RE: Planning Committee Agenda - May 2nd, 2006
Public Hearing concerning the Official Plan**

City of Greater Sudbury
Ville du Grand Sudbury

705.969.1597
705.969.0241 fax/télécopieur

PO BOX 5000 STN A
200 BRADY STREET
SUDBURY ON P3A 5P3

CP 5000 SUCC A
200 RUE BRADY
SUDBURY ON P3A 5P3

705.671.2489
andre.rivest@greatersudbury.ca

www.greatersudbury.ca

This is to inform you that a petition has been received which contains in excess of 2200 names "*To reconsider the construction of Barrydowne Road to NotreDame Street Hanmer*". The citizens who signed the petition want to see the construction of the Barrydowne extension as the option of choice as opposed to the six laning of Municipal Road 80.

I trust the Committee will take this petition into consideration during its deliberations regarding the Official Plan.

It will be presented at the May 10th meeting of Council.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'André Rivest'.

André Rivest
Councillor Ward 3
AR:md

HINDS & SINCLAIR
BARRISTERS & SOLICITORS

J.S. HINDS, Q.C. M.D. SINCLAIR, Q.C.
IAN M.G. SINCLAIR

214 Alder Street
Sudbury, Ontario, P3C 4J2
TELEPHONE: (705) 674-7597
FACSIMILE: (705) 674-4916
EMAIL ADDRESS:
thefirm@hindsandsinclair.ca

April 24, 2006

DELIVERED

Ms. A. Hache
City Clerk
City of Greater Sudbury
Second Floor
City Hall
200 Brady Street
Tom Davies Square
SUDBURY, Ontario
P3A 5W5

Dear Ms. Hache:

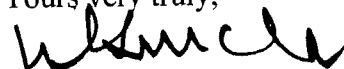
Re: City of Greater Sudbury
Official Plan

We are solicitors retained by Inco Limited with respect to the undertaking by the City of Greater Sudbury to prepare and adopt a new Official Plan for the City and at the same time to repeal the existing thirteen Official Plans. We understand that this matter will be considered by the Planning Committee at its meeting scheduled for Tuesday, May 2, 2006, and we would ask you to consider this letter as our request to appear before and make representations to the Committee at that time.

Could you kindly confirm that this will be in order.

Thank you.

Yours very truly,



MDS/pm

All of these lands have been designated in the draft Official Plan as "Living Area No. 1" and this designation is most acceptable.

However, Schedule 7 sets out proposed "Road Right of Way Widths" and in particular the proposed connecting link between Regent Street South (Highway 69 South) and Laurentian University has been designated as 61 meters which is a width well in excess of any other designation of a public thoroughfare in the City of Sudbury save for the LaSalle Extension in the west portion of the City of Sudbury. It is to be noted that this proposed linkage to Laurentian University is twice as wide as the designated widths proposed for LaSalle Boulevard (30 meters) and the 36 meters proposed for the Kingsway. It is the position of all of Ethier, Lo- Ellen and Dalron that this particular designation is very unrealistic and well in excess of the needs demonstrated for traffic access to Laurentian University. Further, this width is totally inconsistent with the schedule set out on Table 1: Road Classification set out in the most recent version on pages 112 and 113 of the text of the Final Draft of the Official Plan.

For all of these reasons we would request that we be given an opportunity to appear before the Planning Committee at its meeting next Tuesday May 2nd, 2006.

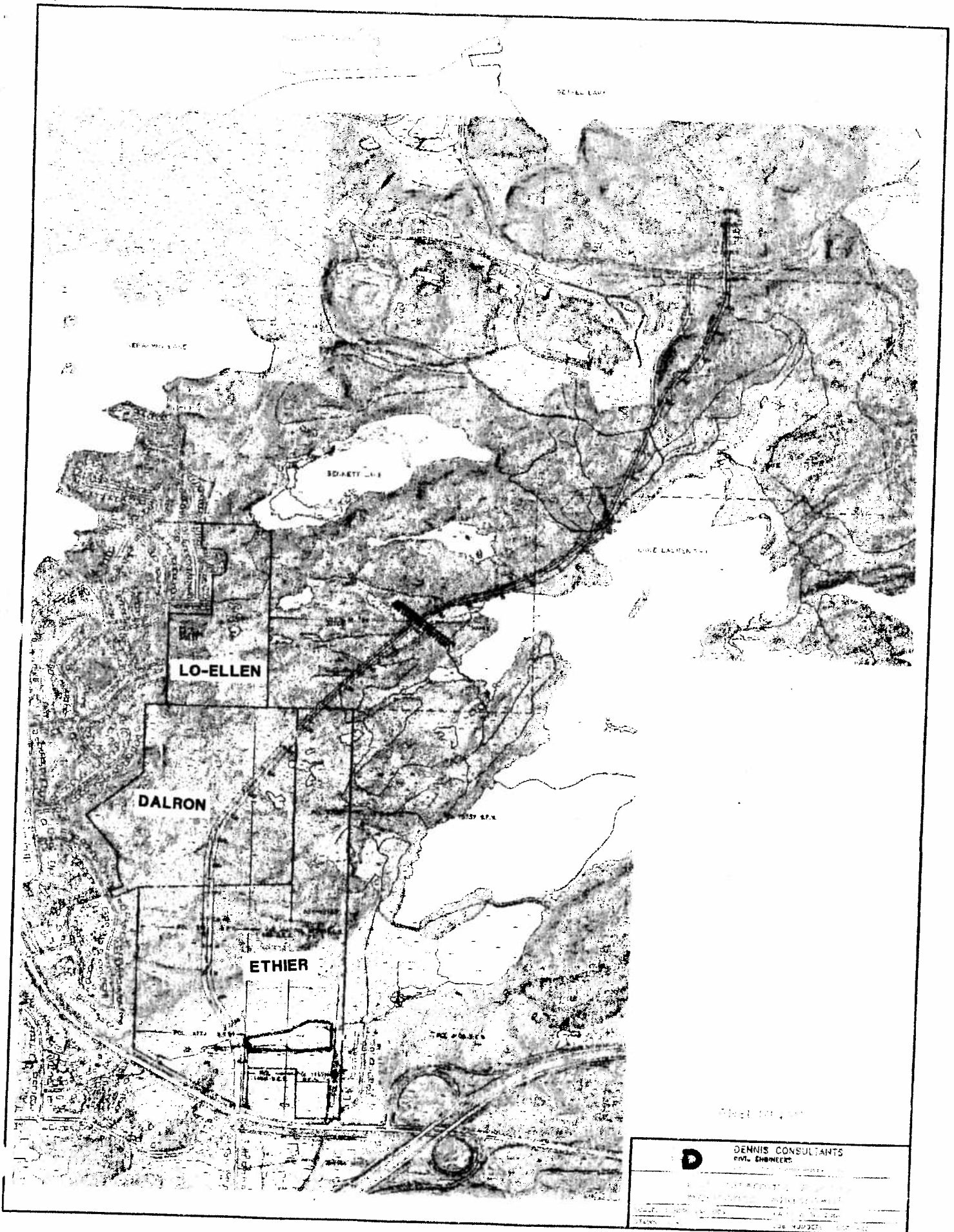
We would ask you to consider this letter as our request to appear and we would appreciate being advised if this is possible.

We thank you very much for your assistance in this matter.

Yours very truly,

A handwritten signature in black ink, appearing to read "W. J. ...", written in a cursive style.

MDS/pm



**THE FORTY-SEVENTH MEETING OF THE PLANNING COMMITTEE
OF THE CITY OF GREATER SUDBURY**

Council Chamber
Tom Davies Square

Tuesday, May 2nd, 2006
Commencement: 5:40 p.m.
Adjournment: 9:41 p.m.

COUNCILLOR RON DUPUIS PRESIDING

Present Councillors Bradley, Caldarelli, Reynolds, Thompson

Councillors, Berthiaume, Craig, Gasparini, Rivest

Staff B. Lautenbach, Director of Planning Services; P. Baskcomb, Manager of Community and Strategic Planning; S. Monet, Manager of Environmental Planning Initiatives; M. Simeoni, Senior Planner; T. C. Wu, Senior Planner; M. Manzon, Senior Planning Technician; D. Nadorozny, General Manager of Growth and Development; A. Stephen, General Manager of Infrastructure and Emergency Services; G. Clausen, Director of Engineering Services; B. Falcioni, Director of Roads and Transportation; E. Taylor, Senior Planner; E. Labelle, Clerk Designate; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

News Media Channel 10 News; MCTV; Northern Life; Sudbury Star

Declarations of Pecuniary Interest None declared

PUBLIC HEARINGS

OFFICIAL PLAN - FINAL DRAFT

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following.

Report dated April 20th, 2006 was received from the General Manager of Growth and Development regarding City Official Plan Final Draft.

Addendum dated May 2nd, 2006 to the Report dated April 20th, 2006 was received from the General Manager of Growth and Development regarding City Official Plan Final Draft was distributed to the Committee Members at the meeting.

Official Plan Public Participation Document dated April 2006 was distributed to the Committee Members.

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Correspondence Letter dated April 28th, 2006 from Paul Temelini was distributed to the Committee Members at the meeting.

Letter dated April 28th, 2006 from Pentti and Vieno Laakso was distributed to the Committee Members at the meeting.

Letter dated May 1st, 2006 from D. S. Dorland Limited was distributed to the Committee Members at the meeting.

Letter dated May 2nd, 2006 from Joseph Zaitz was distributed to the Committee Members at the meeting;

Letter dated May 2nd, 2006 from Councillor Callaghan, Ward 4, was distributed to the Committee Members at the meeting;

Letter dated May 2nd, 2006 from Dan Scott was distributed to the Committee Members at the meeting.

Letter dated may 2nd, 2006 from an area resident who want personal information to remain confidential was distributed to the Committee Members at the meeting.

PRESENTATION

Paul Baskcomb
Manager of
Community
and Strategic
Planning

Paul Baskcomb made an electronic presentation regarding the final draft of Official Plan. He outlined the process to date advising that the new Official Plan will replace 13 existing documents. There were 12 open houses for the first draft resulting in approximately 80 written submissions and 6 open houses for the second draft with 30 written submissions. He indicated that the major revisions to the second draft are: wind energy, sidewalks, waterfront lot size, Barry Downe extension, lakes at capacity, flood plain, agricultural reserve and hydrogeological assessment. He indicated the Ministry of Municipal Affairs and Housing provided two comment letters; one with technical terms which were incorporated into the draft and the second with the addition of phasing policies to the Plan consistent with the Provincial Policy Statement. He advised of other recommended revisions which were mainly housekeeping items, policy clarification and modifications.

PUBLIC INPUT

A speakers list was available and submissions were heard in the order that they appeared.

Loris Cecchetto

Loris Cecchetto feels a property owner should be notified when the zoning of his parcel of land is changed. He was satisfied with the zoning of his Martingale property. However it has now changed to

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Loris Cecchetto
(cont'd)

'greenest' and he would like it to return to the previous zoning. He advised he owns three other properties and is dissatisfied with the zoning of all three. He has a property in the Flour Mill area and disagrees with the distance requirement from the creek of 25 meters. He was denied development by the City on several occasions. He indicated that another property in the area was permitted to build within two meters of the creek. He advised of another property he owns on Falconbridge Road abutting a subdivision which was zoned 'future development'. It has been changed partly to 'industrial' and partly to 'single residential'. He feel the part that is zoned 'industrial' is landlocked as a residential area fronts this part of his property. He would like the zoning of this property to remain 'future development'.

Mart Kivistik

Mart Kivistik indicated he is addressing this group as citizen and secondly as a planner. He has major concerns with the replacement of five residential designations to only one designation called "Living Area 1" which would permit all forms of housing from single family detached dwellings to high rise buildings. He advised of a Richmond Hill matter where the Ontario Municipal Board found that there was no clear method to determine the zoning of property and stated this was contrary to planning principles. Richmond Hill will prepare a development plan which is not part of the Official Plan but will conform to the Official Plan. He feels there is no commitment in the draft Official Plan to protect single and double family areas. He strongly urged the Committee to review this matter with a view to leaving the previous designated uses. This would provide clarity and would not leave decisions to the discretion of Council.

André Thibert

André Thibert made an electronic presentation regarding the Barry Downe extension on behalf of 'a committee of concerned citizens of the City of Greater Sudbury'. He indicated that the Official Plan is a complex document that will significantly impact the quality of life and economic development of the City and feels that there was insufficient time for input and inadequate notice given. He outlined two objectives: that an environmental assessment of the Barry Downe extension to Bodson Drive be initiated as soon as possible identifying the pathway, cost analysis and time frame of construction and that all other variances and consequences of the new road be adjusted.

In support of this argument, Mr. Thibert and his group believes that an alternate road access to Val Caron, Hanmer and Capreol is

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

André Thibert
(cont'd)

warranted for safer transportation. He outlined eight roadway improvement priorities to MR 80 proposed within the next five to ten years at a total cost of \$73.5M which amount he suggests could be better invested in an alternate route. He also stated that the Barry Downe extension need not be a four lane road; it could be the same width as the Chelmsford Lively extension. He then listed the other 17 supportive arguments for the Barry Downe extension as follows:

1. new population growth as a result of the upcoming Nickel Rim Mines;
2. intensification of housing development to maximize return on investment of existing infrastructure;
3. to provide more affordable housing and various types of housing to citizens;
4. to maximize economic development of these communities;
5. to alleviate an already over congested highway to Sudbury;
6. to improve safety of transportation;
7. to alleviate congestion of the Lasalle and Notre Dame intersection;
8. to favour development of housing projects north of Lasalle Boulevard extending to the Garson area;
9. to access two beautiful lakes;
10. to possibly have the nicest and largest nature park;
11. to drastically improve travel time and contribute significantly to energy conservation and reduction of green house emissions;
12. to improve access to the airport and to market this strategy;
13. to connect to the main road going to Val Caron;
14. to offer an alternate and more direct route to ore and slurry trucks, heavy industrial transports and other large commercial vehicles;
15. to better link Capreol for everything it has to offer;
16. to better link the many communities of Greater Sudbury;
17. to harmonize all of Greater Sudbury.

Raymond
Jacques

Raymond Jacques indicated he is the chair of Lo-Ellen Park Residents' Association. With respect to traffic, he stated there should be a breakdown in categories for collector roads as there is a large difference between 1,000 cars per day and 12,000 cars per day. He also stated more information should be provided as to what constitutes a collector road and there should be a distinction on maps indicating whether or not indicated collector roads are presently built to collector status. He feels that designated collector roads in the Lo-Ellen area should be reexamined having regard to

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Raymond
Jacques
(cont'd)

the above. He also feels that there should be future development east of Hunter Street only if Hunter Street is extended to Regent Street and Armstrong Street. Also, he stated that the new Plan should examine an alternative that separates the traffic associated with new developments from the existing Lo-Ellen.

With respect to infrastructure, he indicated there are now sewer back ups in the Lo-Ellen area. He asked, if new development is permitted before the rock tunnel is completed and residents suffer sewer back up, will the City consider a compensation plan.

With respect to parks, he indicated the City should acquire the land around the south part of Bennett Lake.

With respect to the zoning, he stated the Official Plan should be more resident conscious. When the City evaluates a development, it should take into consideration the impact on area property values. He suggested that the old zoning designations be maintained. He also feels that the ten-day notice given when an application is made is not sufficient. He feels area residents should be notified at the beginning of the application, two months before the public hearing and ten days before the hearing.

Dave Kilgour

Dave Kilgour made an electronic presentation to the Committee. He indicated he was dismayed that in this long document there is concerted wish by the downtown area to reinstate VIA in downtown Sudbury and not Capreol. He stated that VIA is important to the community of Capreol. He also stated this may be the first step if we wish to become a community of communities. It can change a 40 minute, 34 kilometre trip to a 20 minutes, 16.2 kilometre trip by rail from Capreol to Sudbury. He indicated that the draft Official Plan healthy community policy for a unified city is to recognize that we are a city of neighbourhoods and communities each contributing in a unique way, to recognize that volunteers and non-profit agencies enhance spirit and pride and to encourage volunteerism by making public facilities available for meetings and activities.

With respect to road improvements, he mentioned that some Environment Assessment studies need to be done: the Maley Drive extension, which he stated has been number one on the priority list for years, and the alternate access route to Laurentian University. He asked how the Laurentian route had attained such a high priority. He indicated that these are the questions being asked

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Dave Kilgour
(cont'd)

by the taxpayers of the north end of the City where there are several hundred lots ready for development. He stated the citizens are here as a group to request, not that the Barry Downe extension be done immediately but, that it not be removed from the draft Official Plan and the Environmental Assessment studies. He noted that of the 45 other projects, much of the work will be in the centre of the City; projects are being denied in Valley East in favour of the centre of the City. He would also like to see the development of a set of transportation performance monitoring statistics placed number one on the list. He stated that the citizens of the Valley are approaching 50 per cent of the population and will be the future citizens of our city. He stated that the Barry Downe extension would provide a shorter, less busy and safer route between the centre of the City and the Valley without hundreds of driveways and turnoffs.

A petition which was represented to contain approximately 3,000 names to 'reconsider the construction (extension) of Barry Downe Road to Notre Dame Street in Hanmer' was presented to the Committee.

Marc Tasse

Marc Tasse spoke on behalf of the Valley East Community Action Network (VECAN). He stated that, whether amalgamation was a good thing or not, it is here and we must move on. He indicated the VECAN feels there is a flaw in the draft Official Plan. It is unrealistic to expect the average citizen to understand what the document means and it is not workable as presented. He took issue with Section 16 which deals with healthy communities and feels it should be reviewed. He advised the draft Plan was never mentioned to his group and Valley East residents were not advised of the changes and the effects of such changes. Members of the VECAN were invited to attend the open houses where there were maps and they were told to 'look and ask questions'. There was never any consultation. With respect to the seven laning of MR 80, he advised the residents on this road would not be pleased. He stated that the Official Plan should be a document that states what will be done within certain time lines. It must be simpler for citizens. It should be a vision for the future to bring the communities of the City together. He mentioned the draft Official Plan slogan and commented as follows:

- People Engaged - people have to be involved
- Places Defined - one can not lose the history of what is there, the citizens must know they will not be forgotten or ignored
- Progress Driven - it must be meaningful so it will be used

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Marc Tasse
(cont'd)

He asked the Committee not to rush the adoption of this draft Official Plan and to review it to be sure it is the best for the community, creating a true vision that will drive the community for the next twenty years and make the citizens proud.

Mac Sinclair
for Inco

Mac Sinclair was present on behalf of Inco Limited who was involved in the creation of the present Official Plan in the 1970's. Since then, Inco has had significant interest in the many amendments to the Plan, the development of many secondary plans and the many zoning by-laws which followed and has provided comments concerning this draft Official Plan. They have been working with Planning Services since this undertaking began in 2002 and appreciate Staff's interest in their comments and consideration of their needs. He indicated that Inco did not get everything they asked for but are satisfied with the final draft of the Official Plan. He stated it was important to emphasize that Inco:

- a) concurs with Section 8.0 - Water Resources, Section 9.0 - Natural Environment and Section 10.0 - Protecting Public Health and Safety as these policies are consistent with Inco's mandate;
- b) accepts the site plan control policy in the draft Official Plan;
- c) relies upon the provisions, as it plans for its future in the Sudbury Basin, that by-laws in effect at the time of adoption of this Plan will be deemed to be in conformity with this Plan until amended or rescinded.

Mac Sinclair for
Ethier Sand &
Gravel Limited,
Lo-Ellen Heights
Investments
Limited and
Dalron
Construction
Limited

Mac Sinclair was also present on behalf of Ethier Sand and Gravel Limited, Lo-Ellen Heights Investments Limited and Dalron Construction Limited, owners of lands north of Regent Street South, adjacent to the Petro Canada Station, to the Laurentian University Campus. The designation of these properties as 'living area 1' is acceptable. The concern of the parties is the width of the roadway of 61 metre or 200 feet. Normal road widths are 66 feet with a paved road of approximately 26 to 28 feet plus approximately 16.5 feet on each side of the curb. He feels the road width is overly ambitious and costly to develop and maintain. He gave a few examples of existing road width designations as follows:

- a) Paris Street/Notre Dame Avenue - 36 metres/118 feet;
- b) Lorne Street/Brady Extension/Kingsway to Falconbridge Road - 36 metres/118 feet;
- c) Regent Street from Petro Canada Station to York Street - 36 metres/118 feet;
- d) Ramsey Lake Road - 36 metres/118 feet;

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Mac Sinclair (cont'd) e) Lasalle Boulevard - 30 metres/98 feet;
f) Falconbridge Road from Kingsway to Lasalle Boulevard - 36 metres/118 feet.

He indicated that the only other roads that are designated at 61 metres/200 feet are the proposed Maley Drive extension to Highway 144 and the third phase of Lasalle Boulevard. He stated that the only road classification category which set a width in the range of 61 metres/200 feet is a primary arterial road (major highway). He pointed out that the cost of construction of a four lane road would be \$20M as opposed to \$6M for a two lane road. A long term consideration is the cost of maintaining such road by the taxpayer. He also stated that Section 21.4.6 of the draft Official Plan restricts access on the west of the road to one entrance at the south and he feels that there should be a further access at the northern entrance.

Recess At 7:34 p.m., the Planning Committee recessed.

Reconvene At 7:43 p.m., the Planning Committee reconvened.

Debbie Jenkins Debbie Jenkins advised that she is a wildlife biologist and an environmental enthusiast. She stated the City of Greater Sudbury is 3,600 km² in area and has a huge responsibility to fauna, flora and ecosystem. She indicated the City is often promoted as forward thinking and the draft Official Plan states it is 'a world leader in environment protection, rehabilitation and innovation'.

She feels the draft Official Plan is full of contradictions and is misleading. She stated that Section 1.3.3 of the draft Plan provides for land use policies which protect our natural resources to support long-term economic growth including mining, aggregate and agricultural lands and feels that mining and aggregate are not associated with natural resources protection. She indicated Section 9.0 of the draft Plan stated that a healthy environment is critical to quality of life but the draft Plan falls short of protecting the environment as only a small number of features are addressed. Records on species distribution are incomplete, areas are not identified and species have not been monitored. She also indicated that there is no comprehensive evaluation of wetlands and only one significant wetland has been identified by the province. She stated that wildlife habitats are not protected by the draft Official Plan. She also stated the draft Plan has no protection for parks and open spaces, no protection for the ecosystem and does not demonstrate leadership.

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Paul Temelini

Paul Temelini stated he finds the draft Official Plan is taking away the rights of the individual. He owns a property behind the Data Centre and is in the process of rezoning the land for a seniors apartment building. It is now zoned 'future development' and the new Plan would designate it 'parks and open space'. He is hopeful his rezoning application is approved before the new Official Plan comes into effect. He also advised he owns a property where he proposes to build a golf course. The Plan shows roads going through this property which is not compatible with his proposal. With respect to a certain property in the Richard-McFarlane Lake Flats, he advised the property is zoned for estate lots and the draft Plan does not show it as this designation. He feels the current designation (Comprehensive Unit Development Area Institutional or Estate) should continue as removing said designation could result in the loss of significant amounts of money. Also, he owns abutting lands which are presently zoned 'institutional' and 'rural' and he would like the same designation extended to his property. He stated the draft Plan is down zoning his properties. He feels the rights of land owners are being taken away and would like to see if there is a way to resolve these matters.

Pirkko Laakso

Pirkko Laakso spoke on behalf of her parents, Pentti and Vieno Laakso. They are strongly opposed to the proposed designation of their lands, along MR 35 between Azilda and Chelmsford, to the agricultural reserve. She stated the lands are unsuitable for productive farming and they wish to subdivide the land for their own family and also for the real estate market. She stated that her parents purchased the land in 1952 and tried farming, unsuccessfully, for five years and the lands have not been farmed for over 45 years. The top soil has been removed and the land is hard, dry clay. She also stated that the lands have been polluted for over 100 years by sulphuric acid and heavy metals from the mining companies and lead from years of heavy traffic along the highway. Also, the local climate is a detriment to farming and there is no market for the crops. She further stated that most local farmers must take on second jobs in order to support their family and farms. They are required to pay higher taxes, water, sewer, gas, hydro, etc. without any return benefits. She indicated that the best agricultural lands in southern Ontario are rapidly being developed into subdivisions and asked why they should be forced to farm when it is not productive. She advised that her father attempted to create an 18 lot subdivision which he cancelled due to the cost of servicing the properties at a loss of over \$100,000 for engineering and legal services. They were later allowed to

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Pirkko Laakso (cont'd) subdivide eight lots with restrictions. As they would like to see growth in their community, she stated there is a need to plan ahead with newer subdivisions for younger families in the community.

Martha Musico, Mayor & Council's Children First Roundtable Martha Musico spoke on behalf of the Mayor and Council's Children First Roundtable. She stated they were pleased to have an opportunity to review the draft Official Plan which raised the profile of children in Sudbury. She stated that her group made a number of recommendations which were taken into consideration in the final document. They are looking forward to the implementation of the new Official Plan.

Kristi Arnold, Dalron Construction Limited Kristi Arnold, on behalf of Dalron Construction Limited, advised that they were not consulted regarding the Official Plan. However, she did review the draft Official Plan on the basis of how it would affect Dalron and properties they own. They feel there are some aspects of the Plan that are impractical. It is her understanding that their previous planner did forward comments but there are quite a few items she would like to discuss. She asked that, prior to any approval by Council, they have a opportunity to meet with Planning Services to go over their concerns in detail.

With respect to urban expansion, she indicated the draft Official Plan is to provide for a healthy community with accessible recreational programs and facilities. Dalron has property across from the Valley East Recreation Centre with municipal services available. The development of this land supports the accessible recreation mandate yet this property can not be developed for 20 years and therefore she feels this property should be designated as 'living area 1'.

With respect to new roads, she stated they object to Section 21.4.7 of the draft Official Plan dealing with the South End stating that it shall be the policy of Council to require a connected street pattern or other alternatives to reduce the need for cul-de-sacs and to provide linkages to future developments on abutting lands as it is impractical. She indicated that people like cul-de-sacs because the area is quieter and safer for families and homes in these areas attract a higher price. She also stated that the majority of land is rock. The draft Official Plan proposes that 'there will be no significant change to the visual asset provided by the landform feature'. She feels it is unfair to be unable to develop on hilltop property which development commands higher prices and this should be reviewed.

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Kristi Arnold
(cont'd)

With respect to urban tree canopy, she feels it is not practical and is costly and should be reviewed. She stated that the lot grading policy makes it difficult to save trees and feels it does not make sense with the City's terrain.

With respect to storm water, she feels this section of the draft Official Plan should be examined at length. The new requirement for catch basins will add \$4,000 to the development of a lot. She stated this should be deferred in order to allow the Development Liaison Advisory Committee to form a subcommittee to review this matter. The draft Plan is a policy to detract rather than encourage development and is not progress driven.

Scott Wood

Scott Wood indicated he is a resident of Capreol and lives next to the old Riviera Hotel property. He is concerned about the enjoyment of his property. People use the back alley way and he is concerned about safety of his family as well as their privacy. He is also concerned about the Legion having a patio on that property where people will be drinking and looking into his back yard. He indicated he wants his rights protected.

Evelyn Dutrisac

Evelyn Dutrisac stated she is in opposition to certain properties being designated as agricultural land. She stated other families are also upset as they feel they no longer have power over their own lands. She advised that the Dutrisac family farmed their land on Séguin Street in Chelmsford from 1935 to the early 1960's. At that time, farmers could survive because of low taxes and few expenses and by the 1970's it became no longer viable. In 1983, she and her husband planted a large garden to supply a fruit market and this was a one time venture as they could not sell their produce. She stated that food consumption changes, internationalism and macroeconomic forces, technological changes and environmentalism have had profound implications on farming. She advised that their soil is type 3 soil according to the Ministry of Agriculture and also that the astronomical price of machinery does not make it viable to farm a 70 to 100 acres parcel of land. She also advised that there is no tractor and machinery sales agent in the community nor is there a slaughter house for cattle in the City, the closest being in Sturgeon Falls and North Bay. She noted that there is no longer a Ministry of Agriculture office in the City. She asked that people be allowed to develop subdivisions on lands with class 3 soils which would be less costly than on rocks in the south part of the City. All areas of the City should be developed and become economically and socially viable for the residents. She

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Evelyn Dutrisac (cont'd) feels that farms which have already been stripped of their top soil should not be zoned agricultural as they are clay based where planting and cultivating is very difficult. However, she stated, vegetation will restart within 90 days of striping a clay base farm and clay base farms do not generate dust as do red loam farms. She feels that farms which were purchased by top soil producing contractors for the purpose of supplying top soil to the City of Greater Sudbury and its residents should be grandfathered to be exempt from restrictions as this restriction will force contractors to obtain top soil in very restricted areas causing the cost of top soil to skyrocket. She is asking that the owners of properties on MR 35 be allowed to have a say in the future of their lands.

Recess At 8:43 p.m., the Planning Committee recessed.

Reconvene At 8:48 p.m., the Planning Committee reconvened.

Chris Sowa (cont'd) Chris Sowa advised he was a planner and feels there is too much in the draft Official Plan. He indicated that the present Plan shows a sewage trunk capacity of 185,000 and that population has not yet been reached. With respect to the implementation section of the present Plan, he understood that the policy of Council was to undertake no public work or pass any by-law for any purpose which does not conform with the Plan and asked why we are paying for the rock tunnel if it is not in the Plan. He stated that the Lo-Ellen area is a nice community and all they want is the present zoning designations. He further stated that there is much land in the City of Greater Sudbury and there is no need to squeeze people in one area. He suggested two cul-de-sacs to enclose the Lo-Ellen area which would make the area residents happy.

Barry Cotton Barry Cotton indicated he is a resident of Lo-Ellen and has been working with the Planning Department for the last 20 years on behalf of the South Side Ratepayers Association. He stated that most of the points he wished to talk to had already been covered. His key concern is with respect to Section 3 - Living Areas which provides for one living area designation replacing the existing categories. He feels the ratepayers and their investment into their homes and lifestyle need to be protected. Also, he feels the criteria for rezoning are too broad and the terms are open to many interpretations. He feels Section 3 needs to be reviewed as the existing system works.

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

- Norman Paquette Norman Paquette spoke regarding a piece of property he owns in Valley East at the corner of Kenneth Drive and Highway 69 which is being designated 'living area 1'. He advised that there is a lack of commercial use area and he suggested that commercial use areas be looked at again. He stated his property has municipal services and there is a turning lane at that intersection. He asked that, if this matter is deferred, the designation of his parcel of land be reviewed.
- Suzanne Daoust Suzanne Daoust stated she can not grow anything on her land and people want to develop. She does not have municipal sewer services but septic systems could be installed. She asked for an explanation of why she can not split her property.
- Don Theriault Don Theriault indicated he purchased his property from his parents and now he is being told he can not do anything with his land. He is being told it is agricultural; however, he is not interested in farming. He feels these plans are not made in the public's interest. He stated some of his land is stripped and some is not and his plan is to strip the soil, which is clay based, and subdivide the properties. He advised that he has been approached by potential purchasers and, being able to do nothing, he feels cornered. He stated he is supplying the City of Greater Sudbury with top soil and shortly other City departments will tell him he will not be able to continue to do so. He indicated that most properties between Chelmsford and Azilda are stripped and land owners should be allowed to split their lands.
- Mike Soenens Mike Soenens indicated he is co-chair of the Agricultural Advisory Committee. He indicated that what is recommended as agricultural reserve is a requirement of the Province. He stated that the present Official Plan provides for the protection of 79,000 acres of agricultural lands. The draft of the new Official Plan provides for 14,000 acres while his committee recommended 34,000 acres.
- Nathalie Gara-Boivin Nathalie Gara-Boivin stated that her group, as young professionals, submitted comments regarding the draft Official Plan. Because of the cost of gas and transportation, she suggested that, during development, larger roadways be constructed to allow for bicycle trails. Also, there should be a better transit infrastructure as citizens will depend on transit due to the rising transportation costs. She also indicated that multi-housing developments is what young professionals want as they are not ready to purchase single family dwellings. She stated that there is a need for green space, trails and open space and that they be protected.

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

The Chair asked whether there was anyone else in the audience who wished to speak in favour or against this application and seeing none:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

With the concurrence of Council, Councillor Reynolds moved that the decision be deferred in order to obtain additional information.

Adjournment

Recommendation #2006-80:

Caldarelli-Thompson: That we do now adjourn.
Time: 9:41 p.m.

CARRIED

CLERK DESIGNATE

COUNCILLOR RON DUPUIS