

## Request for Decision

### City of Greater Sudbury Growth and Settlement Background Report and Issues Paper

Presented To:	Planning Committee
Presented:	Monday, May 28, 2012
Report Date	Monday, May 14, 2012
Type:	Managers' Reports

### Recommendation

That Planning Committee of the City of Greater Sudbury receive the Report dated May 11, 2012 from the General Manager of Growth and Development regarding the Growth and Settlement Component of the Five Year Review of the Official Plan.

Further that Planning Committee of the City of Greater Sudbury direct staff to consult with the public, as outlined in the Report dated May 11, 2012 from the General Manager of Growth and Development regarding the Growth and Settlement Component of the Five Year Review of the Official Plan.

## Purpose of this Report

The attached Growth and Settlement Background Report and Issues Paper is the first of several Background and Issue Papers to be produced as part of the City of Greater Sudbury's Official Plan Review Program.

The report sets the stage by describing the intent and components of the Official Plan's growth and settlement framework. The report examines the amount, type and pattern of development in the last five years (i.e. 2006-2011) and provides some preliminary observations on how these trends fit with the intent and direction of the Official Plan. The report estimates the City's current land supply and describes a series of inter-related issues to be addressed in the next phase of the growth and settlement analysis. These issues result from changes in provincial legislation (e.g. intensification) or have been raised by landowners, community groups and members of the public (e.g. settlement area boundary expansions and rural residential consent policies). Lastly, the report seeks direction to begin public consultation on these important issues.

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# ***Growth & Settlement Background Report and Issues Paper***



Revisit. Review. Revise.  
Revisitez. Réexaminez. Révissez.

Official Plan Review • Révision du Plan officiel





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A: Section 26 of The Planning Act.

B: City of Greater Sudbury Official Plan Excerpts

C: Provincial Policy Statement, 2005 Excerpts

D: Growth Plan for Northern Ontario Excerpts

E: Strong Communities Through Affordable Housing Act & Changes to Planning Act

F: Draft Approved and Active Subdivision Applications

G: Residential Settlement Area Boundary Expansion Requests



## 1.0 Background

### 1.1 Current Official Plan

The Official Plan for the City of Greater Sudbury (the Official Plan) was developed over a four-year time period, involving several technical background studies, considerable consultation and extensive policy harmonization to bring together a number of Official Plans from the former municipalities. It was adopted by City Council in 2006 and modified and approved, with modifications by the Ministry of Municipal Affairs and Housing (MMAH) in 2007. The Official Plan can be found at [www.greatersudbury.ca/officialplan](http://www.greatersudbury.ca/officialplan)

The Official Plan establishes goals, objectives and policies to manage and direct physical change and its effects on the social, economic and natural environment for the next 20 years. In doing so, it speaks directly to:

- the future population of Greater Sudbury and its demographic breakdown;
- what types of development and services this changing population will require;
- where new housing, industry, offices and shops will be located;
- how much land will be required for these new developments
- what infrastructure and services, like roads, water mains, sewers and parks will be needed; and,
- when, and in what order, parts of the community will grow.

Section 26 of the *Planning Act* (the Act) requires that municipalities revise their official plans at least every five years after the official plan first comes into effect to ensure that it:

- conforms with provincial plans (e.g. growth plans) or does not conflict with them, as the case may be;
- has regard to matters of provincial interest articulated in Section 2 of the Act;
- is consistent with provincial policy statements issued under Section 3 of the Act; and,
- its policies dealing with areas of employment (including, without limitation, the designation of areas of employment and policies dealing with the removal of land from areas of employment) are confirmed or amended.

The full text from Section 26 of the Act is included in Appendix A.

The City of Greater Sudbury (the City) is legally required to review and revise the Official Plan to meet the above requirements. This process provides an important opportunity to review and adjust the Official Plan from a local perspective, to ensure that it continues to reflect local interests. Unlike other official plan amendments dealt with by the City, amendments made pursuant to Section 26 of the Act must be submitted to MMAH for approval. This process is known as a “five year review”.



The five year review of the Official Plan (the review) was officially launched earlier this year. The review is intended to fine tune and maintain the currency of the Official Plan. With this in mind, the review will explore, and propose land use policy solutions for, the following major themes:

- How will our population and employment needs change over the next 20 years?
- How will these changing needs impact our developable land supply?
- How will our transportation and mobility needs change over the next 20 years?
- How can we continue to preserve and maintain the quality of our lakes over the next 20 years and beyond?
- Where should (water/wastewater) services go over the next 20 years and how do we make the most efficient use of those that already exist?
- What local planning issues have arisen since the adoption of the Official Plan (i.e. rural lot creation)?
- What issues do members of the public feel need to be addressed to help guide the development of the City over the next 20 years.
- What new legislation and directions have been issued by the Province of Ontario and how does the City of Greater Sudbury fit in?

Several key background studies have been initiated to support the review, including the following:

- Population, Employment and Land Supply;
- Transportation and Mobility;
- Lake Water Quality;
- Water and Waste Water; and,
- Housing and Homelessness;

## 1.2 Purpose of this Report

This report is the first of several Background and Issue Papers to be issued as part of the City of Greater Sudbury's Official Plan Review Program. The report sets the stage by describing the intent and components of the Official Plan's growth and settlement framework. The report examines the amount, type and pattern of development in the last five years (i.e. 2006-2011) and provides some preliminary observations on how these trends fit with the intent and direction of the Official Plan. The report estimates the City's current land supply and describes a series of inter-related issues to be addressed in the next phase of the growth and settlement analysis. These issues result from changes in provincial legislation (e.g. intensification) or have been raised by landowners, community groups and members of the public (e.g. settlement area boundary expansions and rural residential consent policies). Lastly, the report seeks direction to begin public consultation on these important issues.





## **2.0 Looking Back: The Official Plan**

The Official Plan is based on population and household forecasts for 2006 to 2021. These forecasts called for the city to grow at different rates and were used to test the adequacy of the city's land supply and infrastructure capacity. At that time, it was determined that the city's supply of land was sufficient to meet future long term demand during the planning period, and beyond. Based on this understanding, the Official Plan includes a comprehensive policy framework designed to guide future growth and development in a sustainable manner that is consistent with local and provincial interests.

### **2.1 Population and Housing Projections and Land Needs**

The Official Plan is informed by population projections for 2006 to 2021. These projections, which are based on data from the 2001 Census, are contained in the *Synthesis/Land Use and Settlement Report* (a background study to the Official Plan). A copy of this report can be found at [www.greatersudbury.ca/officialplan](http://www.greatersudbury.ca/officialplan).

The Synthesis/Land Use and Settlement Report looked at three growth scenarios:

- The first scenario, “out-migration”, assumes that more people will leave the City over and above the natural population increase and people in migrating to the City;
- The second scenario assumes that the amount of people out-migrating and in-migrating will balance each other out, leaving only natural increases to affect population levels; and,
- Finally, the third scenario assumes that more people will be moving to the City, outpacing people leaving and the natural increase, resulting in an increase in the population.

The same three scenarios are also used to predict the size and number of “households” in the City in order to get a sense of what the land requirements of the City will be heading into the future.<sup>i</sup>

The results of these projections are further summarized in Figure 1. According to the high “in-migration” scenario, the number of people and households in the city was expected to grow to 169,579 and 75,276 by the end of the forecast period. Using the 2001 Census as a starting point, this would mean that the city would need sufficient land to accommodate 14,360 new persons and 12,256 new households during the lifetime of the Official Plan.



Year 2006	Population	Households	Avg. Household Size
Out-migration	151,625	63,807	2.38
Natural Increase	154,983	64,993	2.38
In-migration	157,954	66,021	2.39

Year 2011	Population	Households	Avg. Household Size
Out-migration	147,103	64,128	2.29
Natural Increase	154,067	66,679	2.31
In-migration	162,307	69,662	2.33

Year 2021	Population	Households	Avg. Household Size
Out-migration	135,407	62,270	2.17
Natural Increase	150,012	67,857	2.21
In-migration	169,579	75,276	2.25

**Figure 1: Population Projections from Current Official Plan**

Source: Population and Household Projections for the City of Greater Sudbury 2001-2021, Community & Strategic Planning Section, City of Greater Sudbury, March 2003.

## 2.2 Preliminary Employment Projections and Land Needs

The *Synthesis/Land Use and Settlement Report* included a preliminary analysis of the city's future commercial and industrial land needs. This preliminary analysis estimated that every 100 person increase in population could create 46 new jobs. Twenty of these jobs would be population serving and not generate demand for new employment land. Twenty six of these jobs would be unrelated to the local population and generate demand for new employment land at a rate of approximately 15 employees per hectare. Assuming that population to employment ratios in the city would remain constant, and using the high "in-migration" scenario, it was estimated that the number of jobs could rise by up to 6,900, which would translate into demand for approximately 260 hectares of new of employment land. <sup>ii</sup>





## 2.3 Residential and Employment Land Supply

In terms of land supply, the *Synthesis/Land Use and Settlement Report* estimated that there was a supply of approximately 19,132 residential dwelling units in the city including lots in draft approved plans of subdivision and other designated lands. The report also estimated that there was approximately 1,767 hectares of land designated for employment use, not including areas designated for mineral exploration and mining.

Given this supply, it was concluded that the land currently designated and available for residential and employment land uses were sufficient to meet future needs in all three growth scenarios.

## 2.4 Existing Growth and Settlement Policy Framework

The Official Plan contains a comprehensive policy framework designed to guide and direct future growth in a manner that is consistent with the Official Plan's Vision – a city that is modern, vibrant and diverse; a city of lakes; a green community; a healthy and sustainable community; and, a business friendly city.

### 2.3.1 Planned Urban Structure

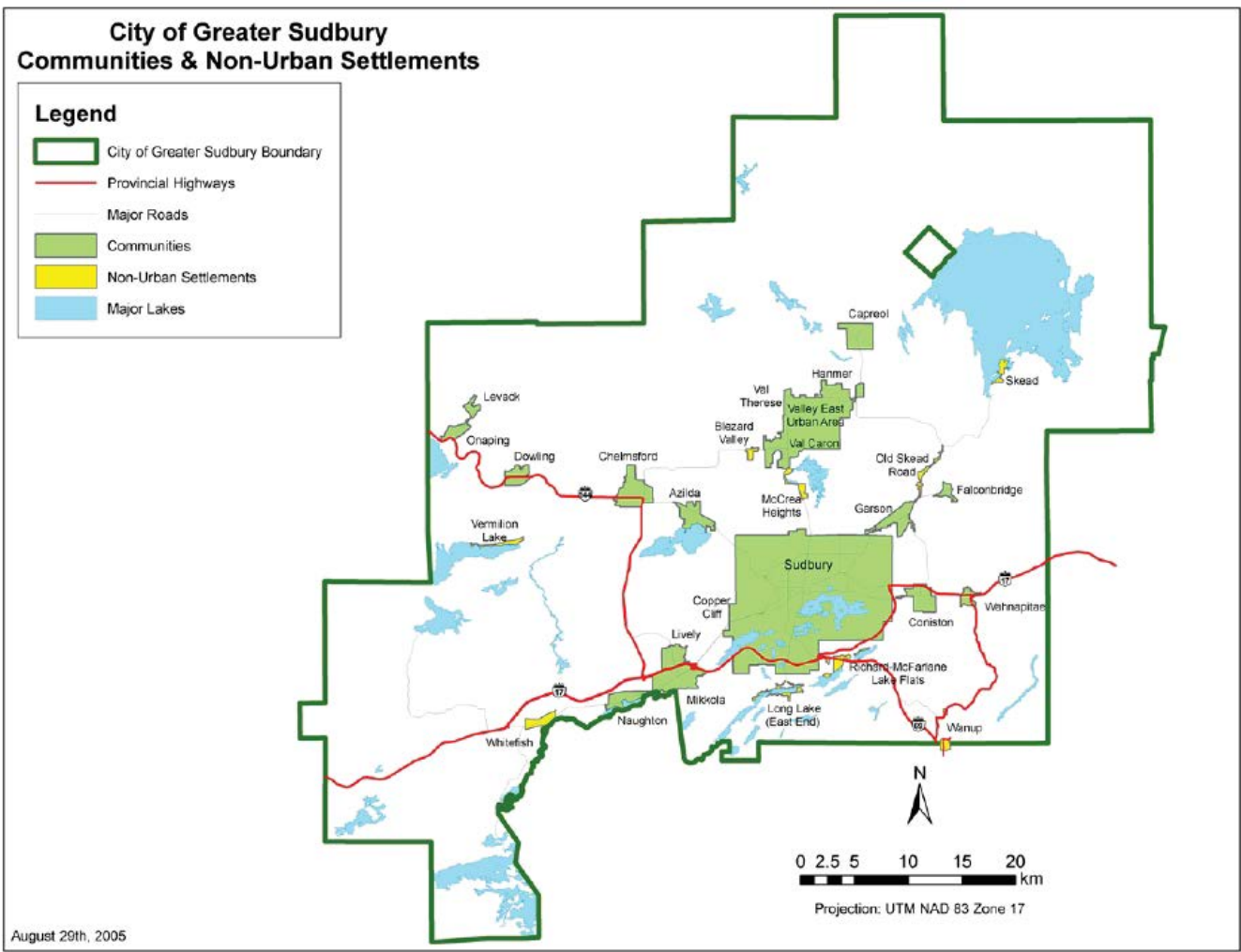
The Official Plan envisages a planned urban structure consisting of three main forms of settlement:

1. Communities;
2. Non Urban Settlements; and,
3. Rural and Waterfront Areas.

This planned urban structure is described in Appendix B and depicted on Map 1.



Map 1





### 2.3.2 Growth and Settlement Policies

The Official Plan defines communities, non-urban settlements and rural and waterfront areas and contains policies to guide future growth and development in each. Generally speaking, these policies are designed to direct the majority of new development to communities such as Sudbury, Valley East, Coniston, Lively and Azilda, where existing services are available. These policies also allow some development outside of the settlement area in non-urban settlements and the rural area, subject to a number of conditions.

#### Communities

The Official Plan describes Communities as those places where most people in Greater Sudbury live and work. The Official Plan sees communities as the primary focus of future residential, employment and institutional growth in order to take best advantage of historic infrastructure investments in these areas, complete existing communities and protect the natural environment.

Within each Community is a Settlement Area, that is, urban areas where development is concentrated and has a mix of land uses, together with lands that have been designated for development over a 20-year long term planning horizon. These settlement areas represent approximately 5 percent of the city's 3,227 sq.km land area.

The Official Plan includes a number of growth and settlement related policies, summarized as follows:

- The Official Plan creates a settlement area boundary for each community and prohibits expansions to the residential component of the boundary, unless demonstrated through a comprehensive review. Settlement areas include all lands designated Living Area 1, Downtown, Regional Centre, Town Centre, Mixed Use Commercial, Institutional, General Industrial and Heavy Industrial.
- The Official Plan allows low and medium density housing (provided full municipal services are available) on all lands designated Living Area 1. High density housing is also permitted on Living Area 1 lands in the community of Sudbury.
- The Official Plan calls for new development to be phased to prevent “leap-frogging”, ensuring the efficient use of land and infrastructure and the desired land use pattern is achieved.
- The Official Plan encourages intensification, redevelopment and infill development, subject to certain criteria. It also calls for 10 percent of growth to be accommodated through intensification by 2015.
- The Official Plan encourages commercial, residential and/or mixed use intensification in Downtown Sudbury, Town Centres and Mixed Use Corridors (e.g. LaSalle Boulevard), subject to certain criteria.
- The Official Plan recognizes medium and high density residential uses may be appropriate in Regional Centres to promote urban redevelopment and achieve residential intensification.



- The Official Plan directs new employment and institutional uses to lands designated Downtown, Regional Centre, Town Centre, Mixed Use Commercial, Institutional, General Industrial and Heavy Industrial.

### Non Urban Settlements

The Official Plan describes Non-Urban Settlements as less intensive land uses that are primarily residential in nature. Identifiable by place name, these areas form clustered settlements that pre-date the city. Some have urbanized pockets, but most are rural with few water and wastewater services. These areas are recognized through the Living Area II designation and represent less than 1 percent of the city's 3,227 sq.km land area.

The Official Plan allows single detached dwellings in Living Area II designated lands through infilling or rounding out, subject to certain criteria. The Official Plan does not contemplate the expansion of the Living Area II designation or extension of water and wastewater services to such areas.

### Rural Area

The vast majority (84 percent) of the city's 3,227 sq.km land area is Rural. The Official Plan describes the Rural Area as places whose special qualities, such as waterfront areas, open spaces, natural features and renewable and non-renewable resources, should be protected for the benefit of current and future generations. It also recognizes the attractiveness of the area as a place to live and allows two forms of rural residential living that are part of the wide range of housing opportunity provided across the city.

The Official Plan's Rural Area policies support its Communities policies, as described above. Generally speaking, the Official Plan permits rural residential lots to be created on lands outside of the Mining/Mineral Reserve, the Aggregate Reserve, the Agricultural Reserve, the Flood Plan and Significant Natural Features and Areas, provided that:

- In the case of non-waterfront lots, the severed parcel and remaining parcel must be at least 2 hectares in area and have at least 90 metres of frontage on a public road. No more than three new lots may be created from a single parent rural parcel existing on June 14, 2006.
- In the case of waterfront lots, new lots must be at least 0.8 hectares in size and have at least 45 metres of water frontage, plus other criteria.

The Official Plan also permits a wide range of economic activity in the rural area including mining, aggregate, forestry, agriculture, rural industrial uses and rural commercial uses.

This growth and settlement framework was adopted by City Council in 2006, modified and approved, with modifications, by MMAH in 2007 as being consistent with the Provincial Policy Statement, 2005 (2005 PPS). The relevant policies from the 2005 PPS are included in Appendix C.

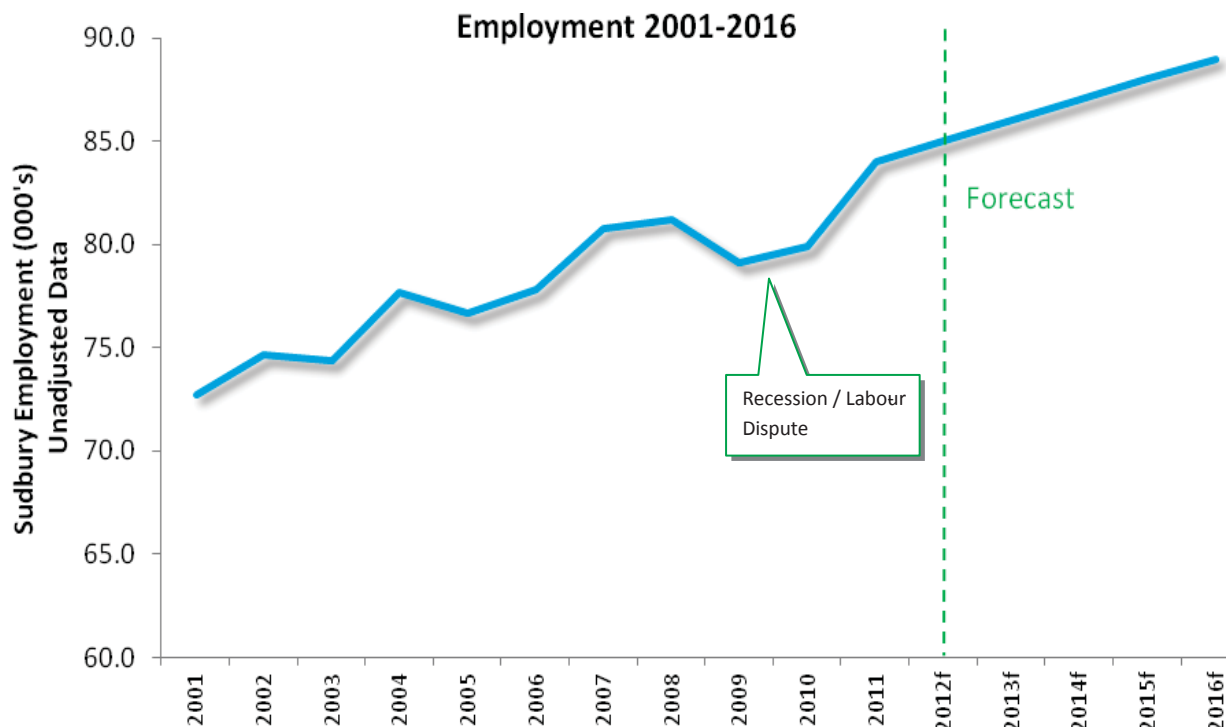


### 3.0 Looking Back: 2006 to 2011 Growth and Settlement Trends

The City of Greater Sudbury grew over the past five years in terms of employment, population and housing. The amount of growth in the last five years is in line with the high “in-migration” population and housing forecast scenario. This growth has generated demand for new residential building lots. The location and pattern of new growth has been directed, consistent with the Official Plan's growth and settlement strategy.

#### 3.1 Employment

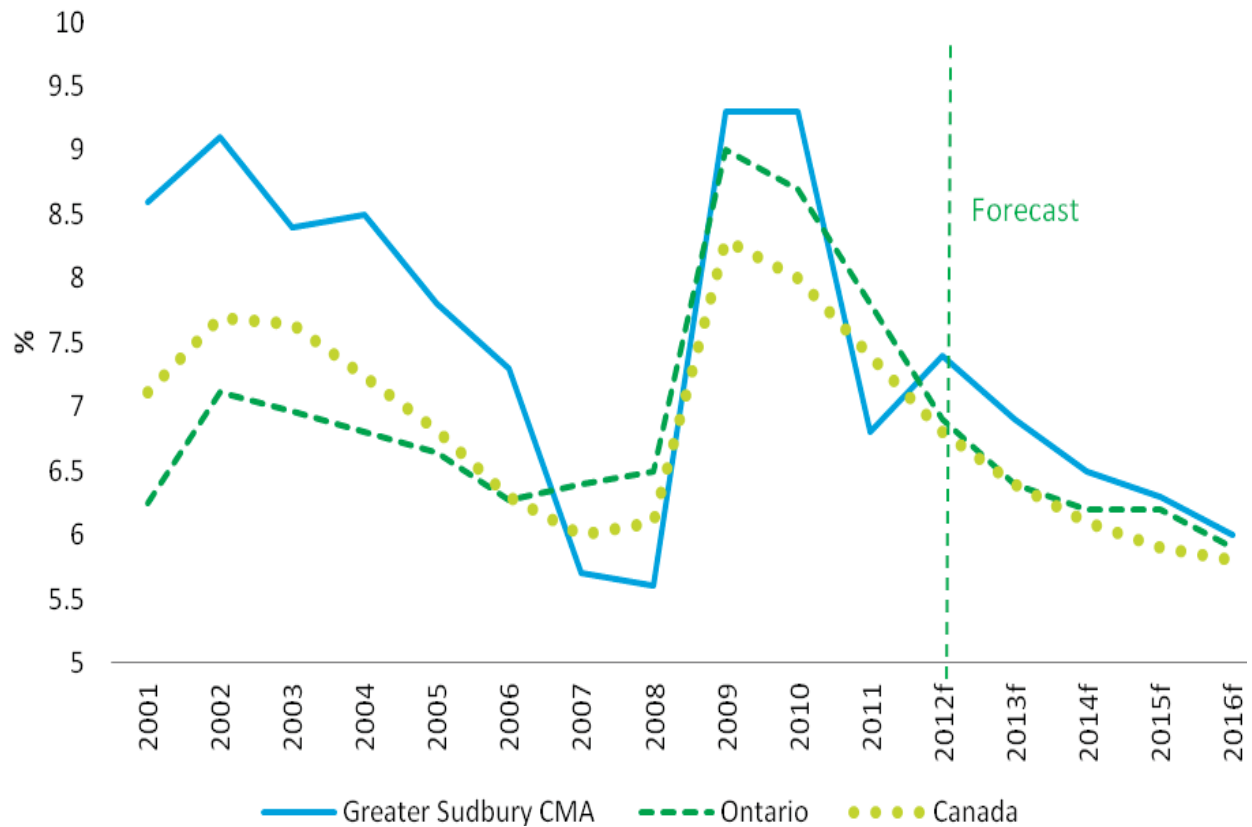
The employment picture in Greater Sudbury has fluctuated but remained positive in the past decade. The City saw its unemployment rate drop considerably coming off of the 2000-01 recession, this low unemployment rate continued until the global recession hit in the fall of 2008. The recession, coupled with a long strike in 2009-2010 contributed to Greater Sudbury's unemployment rate hitting 9.3% in 2010 before dropping back to 6.8% in 2011. Whereas Greater Sudbury experienced unemployment levels higher than the Provincial and Federal averages in the past, this trend has reversed in 2011. The future employment picture in the City is bright with many large scale private and public development projects scheduled over the next five years.



**Figure 2: Greater Sudbury's Employment Rate** Source: Statistics Canada, Labour Force Survey (2001-2011), Forecasted Employment is from the Conference Board of Canada's Metropolitan Outlook 2 - Winter 2012



### Unemployment Rate 2001-2016



**Figure 3: Greater Sudbury's Unemployment Rate** Source: Statistics Canada. Table 282-0110 - Labour force survey estimates (LFS), by census metropolitan area based on 2006 census boundaries, sex and age group, annual (persons unless otherwise noted), CANSIM (database), Forecasted Unemployment Rates are from the Conference Board of Canada's Metropolitan Outlook 2 - Winter 2012



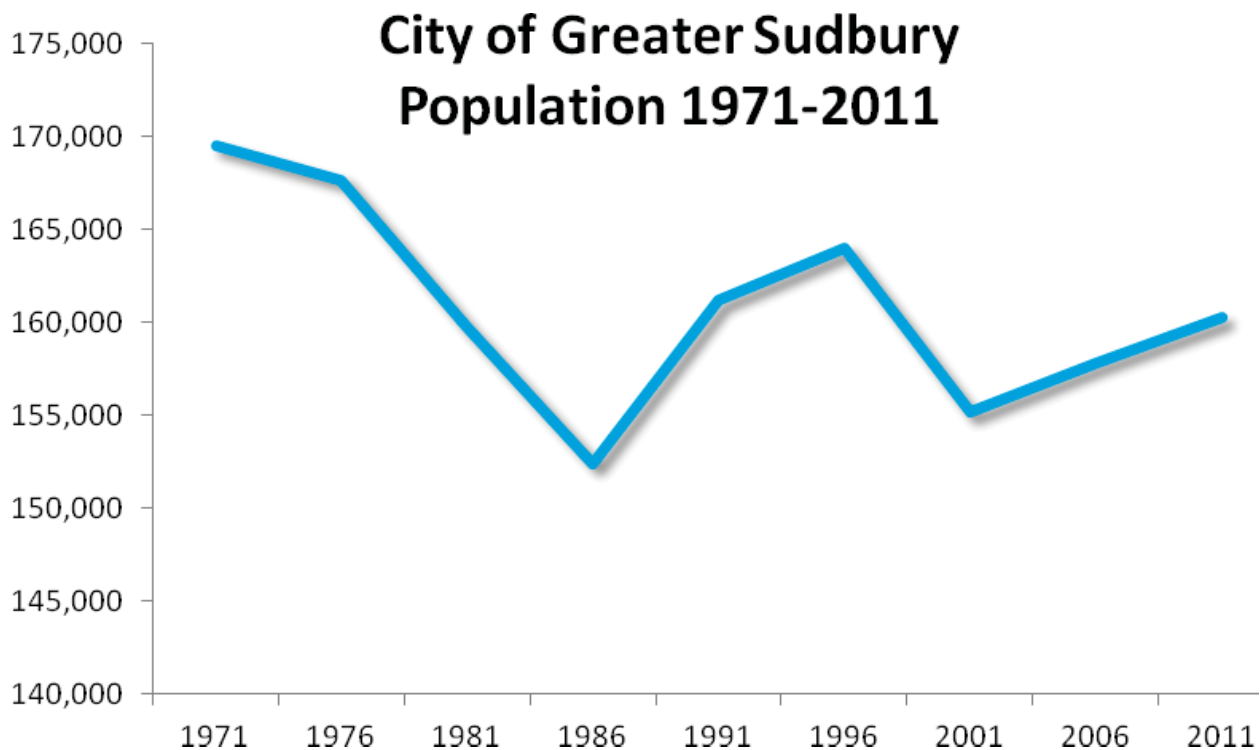


## 3.2 Population

The positive employment picture in Greater Sudbury has contributed to continued population growth.

According to Statistics Canada's most recent Census information, the population of the City of Greater Sudbury currently sits at 160,274 people, representing a 1.5% increase from 157,857 in 2006 and a 3.3% increase from 155,219 in 2001. Over the last 10 years, Greater Sudbury's population has grown by an average of approximately 0.3% or 506 people per year.

At 3.3% Greater Sudbury's population increase is modest compared to the Ontario and Federal rates of 12.7% and 11.6% respectively.<sup>iii</sup>



**Figure 4: City of Greater Sudbury Population** Source: Statistics Canada, 1971-2011 Census of Population.



Census data is also available to show the changes in population based on the former municipalities that make up Greater Sudbury:

A brief analysis of this information shows that in terms of net population change, the greatest increase came in the former Town of Valley East, followed by Nickel Centre and Walden.

It should be noted that the boundaries of some of these areas changed between census periods which may account for a change in population.

Former Municipalities	2001 Population	2006 Population	% change 2006-2011	2011 Population	% change 2006-2011	Net change 2006-11
Capreol	3,486	3,433	-1.5%	3,286	-4.5%	-147
Nickel Centre	12,672	12,629	-0.3%	13,232	4.6%	603
Sudbury	85,354	88,708	3.8%	88,503	-0.2%	-205
Onaping Falls	4,887	4,742	-3.1%	4,874	2.7%	132
Rayside Balfour	15,046	14,359	-4.8%	14,557	1.4%	198
Walden	10,101	10,158	0.6%	10,564	3.8%	406
Valley East	22,374	22,640	1.2%	23,978	5.6%	1,338
SE Townships	1,299	1,105	-17.6%	1,232	10.3%	127
NE Townships		83	100.0%	43	-93.0%	-40
<b>TOTAL</b>	<b>155,219</b>	<b>157,857</b>	<b>1.7%</b>	<b>160,274</b>	<b>1.5%</b>	<b>2,417</b>

**Figure 5: City of Greater Sudbury Population by former municipality** Source: Statistics Canada, 2001-2011 Census of Population.



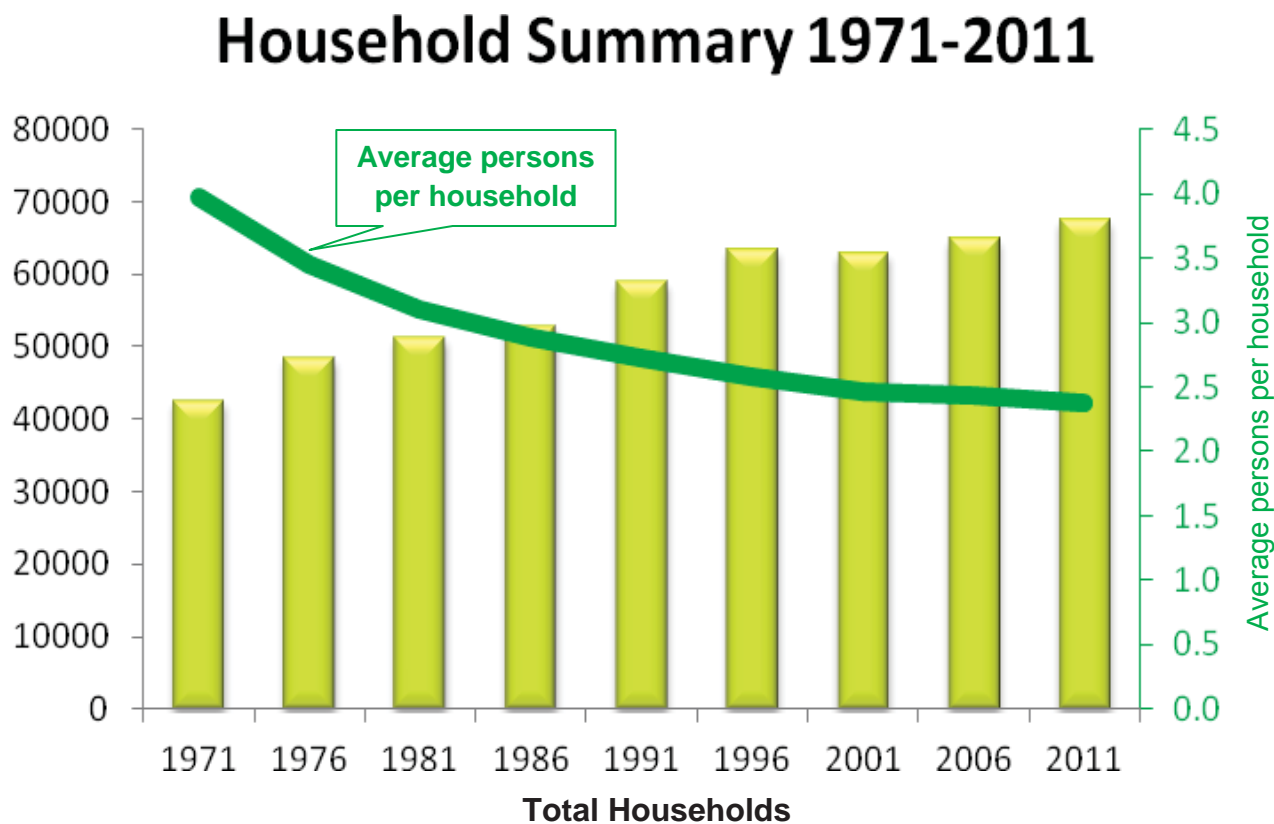
### 3.3 Households

The population growth resulting from the improving job prospects in the City, coupled with steadily declining household sizes is generating a stronger demand for new housing.

According to 2011 Census data, there were a total of 67,598 households in Greater Sudbury. This represents an increase of approximately 4% above the number of households in 2006 (i.e. 64,940).

The rate of growth is in between the Official Plan's reference "natural increase" and high "in-migration" scenarios.

It should be noted that the demand projections in the Official Plan are based on a calculation that uses estimated household size and population forecasts. These forecasts will be updated as part of the Population, Housing and Employment Land Needs Study.



**Figure 6: Number of Households and Average Size** Source: Statistics Canada, 1971-2011 Census of Population



As shown in Figure 7, there were 3,592 new residential units created in Greater Sudbury in the past six years, averaging 599 per year. This represents not only the construction of new homes and apartments, but also the conversion and creation of dwelling units in existing homes.

New residential unit creation in the last five years has been clustered in several areas including: the Moonglo and Algonquin Road areas in the South End; the Minnow Lake area; the Sunrise Ridge area in the Flour Mill; the Corsi Hill area off of Copper Street; the Garson area; the Municipal Road 80 and Dominion Drive area in Valley East; the Martin Road area in Blezard Valley; the Fleetwood Drive area in Azilda; and, the Sugarbush area in Lively.

Year	Number of Dwelling Units Created
2006	486
2007	585
2008	541
2009	903
2010	446
2011	631
<b>Total</b>	<b>3,592</b>
<b>Average Per Year</b>	<b>599</b>

**Figure 7: Dwelling Unit Creation in Greater Sudbury** Source  
Growth and Development Department



### 3.4 Lot Creation

Between 2006 and 2011, there were approximately 2,084 new residential building lots created in the City of Greater Sudbury through registered plans of subdivision or consent. The number of lots created on an annual basis is summarized in Figure 8.

Approximately 70% of these lots were created through the subdivision process. Since the current Official Plan was approved in 2006, there have been a total of 1,467 lots that have moved from draft approval to registration, averaging about 245 per year. Most of the lots being created are zoned R1 and are occupied by a single detached dwelling. The remaining 30% were created through the consent process.

When viewed through the lens of the Official Plan's growth and settlement policy framework, it is estimated that approximately 84% of these lots were created in the settlement area, on full municipal services. The remaining 16% were created in the rural area. Of this latter amount, it is estimated that 82% were rural non-waterfront lots, while the remaining 18% were rural waterfront lots. Interestingly, 36% of all lots created in the rural area were created on lands that were designated Agricultural Reserve in the Official Plan for the former Regional Municipality of Sudbury.

The location of plans of subdivision registered in the last five years is shown on Map 2. The majority of these subdivisions were located in Sudbury, the Valley, Chelmsford, Azilda, Garson and Lively

The location of consents in the last five years is shown on Map 3, which illustrates two distinct geographic patterns. The first is the clustering of consents in certain areas of the City, including: the area north of Vermillion Lake; the areas north, south and west of Chelmsford; and, the area north of Val Therese and Hanmer. The second is a scattering of consents in the southeast quadrant of the City, north and northeast of Wanup.

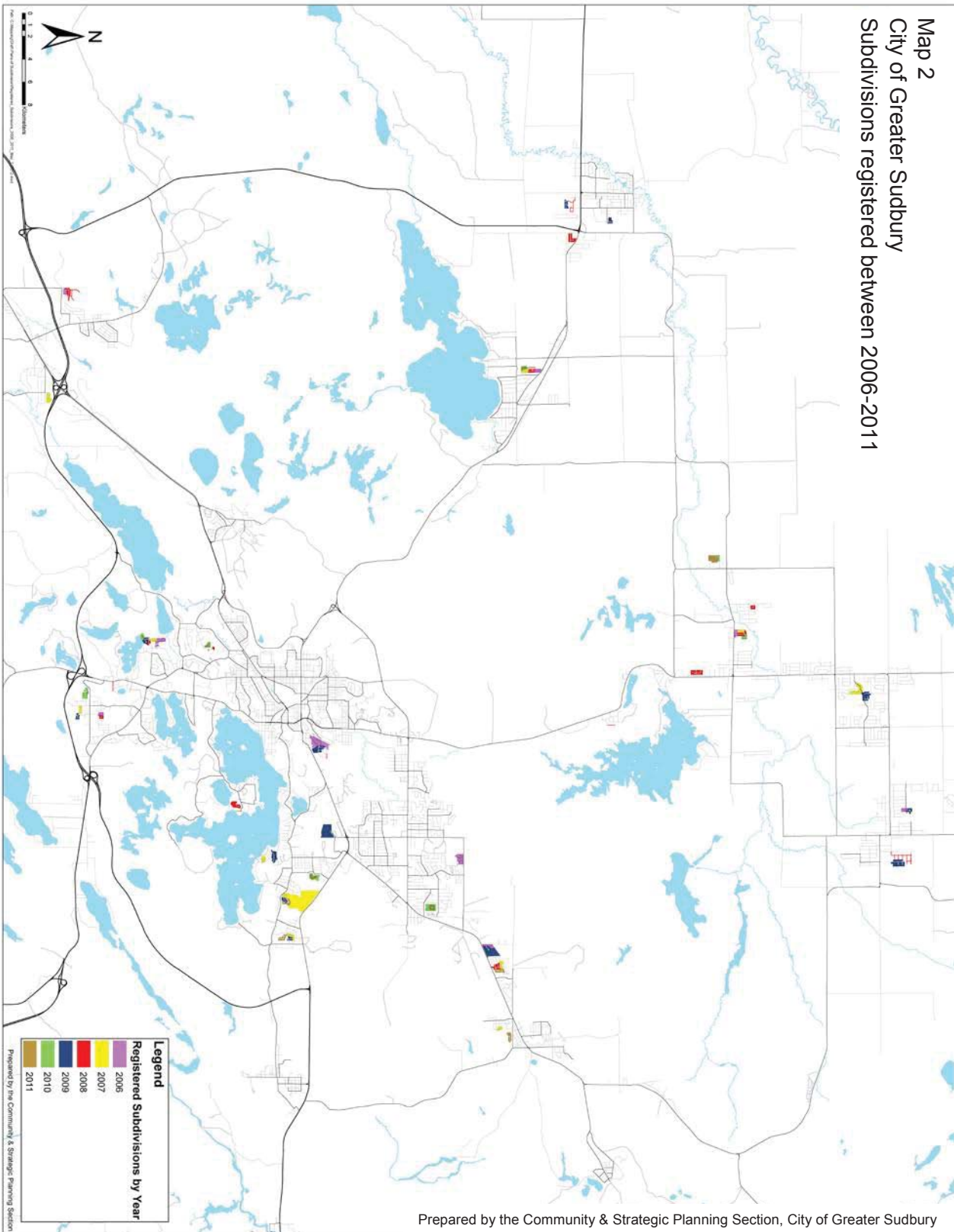
	2006	2007	2008	2009	2010	2011
<b>Total Registered Lots</b>	<b>217</b>	<b>291</b>	<b>288</b>	<b>319</b>	<b>191</b>	<b>161</b>
<b>R1 lots</b>	217	276	288	287	175	121
<b>R2 lots</b>	0	15	0	29	16	40
<b>C2 lots</b>	0	0	0	3	0	0
<b>Total Draft Approved Lots</b>	<b>286</b>	<b>526</b>	<b>756</b>	<b>151</b>	<b>116</b>	<b>128</b>
<b>R1 lots</b>	286	439	667	131	83	65
<b>R2 lots</b>	0	68	89	20	0	0
<b>M lots</b>	0	19	0	0	33	63
<b>Total Consents</b>	<b>107</b>	<b>138</b>	<b>179</b>	<b>69</b>	<b>83</b>	<b>41</b>

**Figure 8: Lot Creation 2006-2011** Source: Planning Services Division, City of Greater Sudbury.





**Map 2**  
**City of Greater Sudbury**  
**Subdivisions registered between 2006-2011**

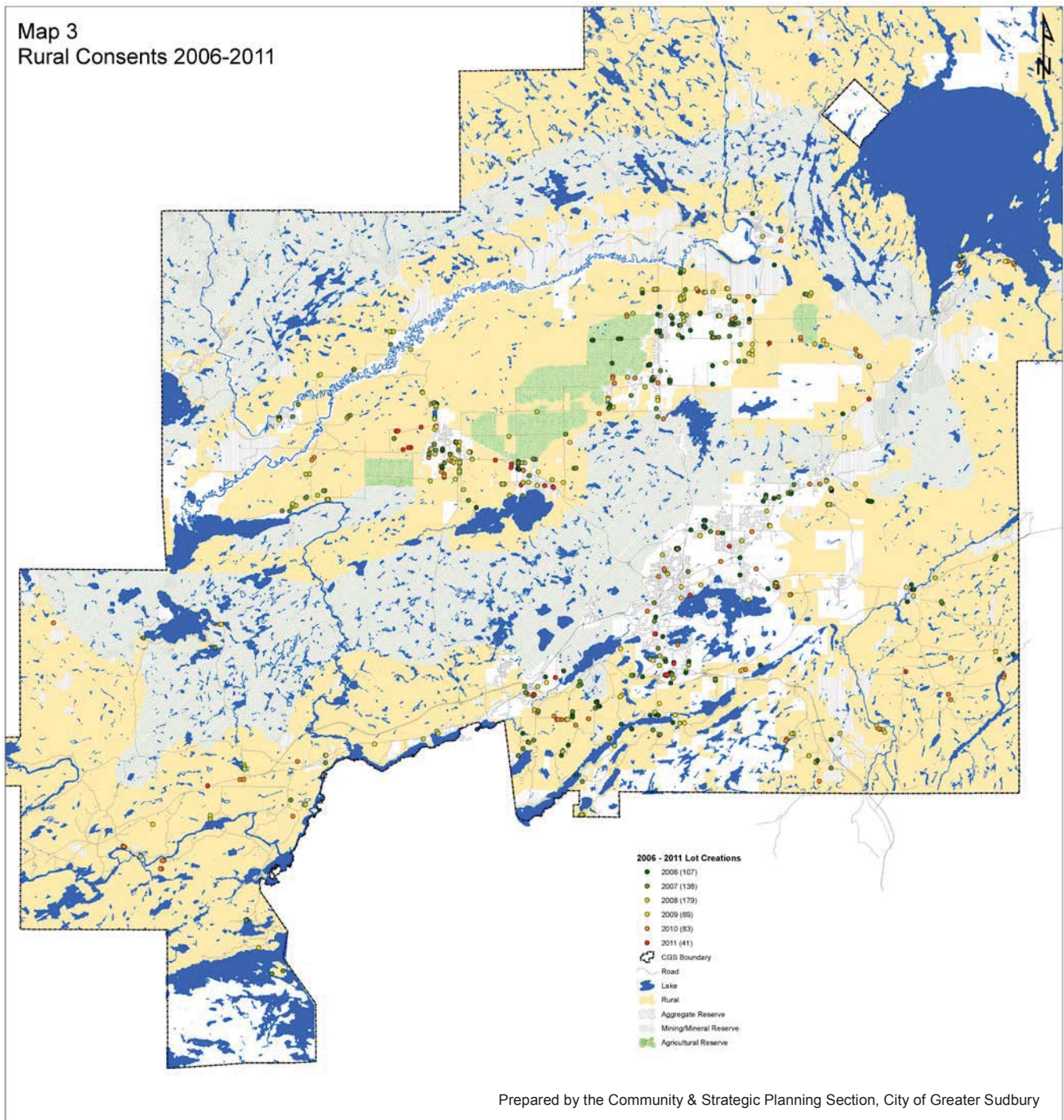


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Map 3  
Rural Consents 2006-2011





### 3.5 Key Preliminary Findings

When viewed through the lens of the Official Plan's growth and settlement policies, recent economic, demographic and development trends suggest the following:

- employment in the City has recovered since the 2008 recession and is poised to increase as major industrial projects are brought on stream over the next five years;
- population growth in the City is progressing at a rate that is slightly lower than the in-migration scenario projected in the current Official Plan;
- the average household size in the City continues to decline, resulting in an increased demand for housing not only from a growing population, but also from the existing population;
- the above trends have resulted in household creation levels that are between the reference "natural increase" and high "in-migration" scenario; and,
- new growth, as measured through the creation of new residential lots, is being directed in a manner that is consistent with the Official Plan's growth and settlement policies. The majority of growth is being directed to settlement areas, to take full advantage of the existing hard and soft infrastructure in these areas. Growth is also occurring in the rural area, consistent with the planned urban structure.



## **4.0 Looking Ahead: 2012 to 2032**

The next phase of work will focus on the demand side of the land budget equation. As part of this process the Population, Housing and Employment Land Needs Study will be completed. It is expected that this study will look forward 20 years (and a further 10 years) and project how the population and employment and their associated land needs will change during these time periods, both at a city-wide and a community level. The projections will include a low, middle and high scenario. The results of this study will be compared against the city's existing residential and employment land supply, as described above, with a view to confirming its overall long-term adequacy. Some preliminary projections based on 2006 to 2011 trends are outlined later in this section.

This supply and demand assessment will take into consideration changes in provincial law and policy, and issues raised by landowners, community groups and members of the public, through the review process to date. The analysis will also take into consideration new tools that have been developed through the current Official Plan work program, namely the vacant land inventory and the built boundary. These changes and tools are described below.

### **4.1 Preliminary Population and Household Growth**

According to Statistics Canada's most recent 2011 Census information, the population of the City of Greater Sudbury currently sits at 160,274 people, representing a 1.5% increase from 157,857 in 2006 and a 3.3% increase from 155,219 in 2001. Over the last 10 years, Greater Sudbury's population has grown by approximately 0.3% or 506 people per year.<sup>iv</sup>

With a population of 160,274, 2011 population is slightly below the 162,307 predicted in the high "in-migration" or high growth scenario projected in the Official Plan. Should this trend of a 0.3% annual increase in population hold, the population of Greater Sudbury would be approximately 165,147 by 2021, or slightly less than the high "in-migration" scenario. Looking ahead to 2032, this trend, if continued, would result in a population of 170,680 at that time, or approximately 10,000 more people than today.

In terms of the number of households, the 2011 Census information indicates that there are currently 67,598 households in Greater Sudbury, with an average of 2.37 persons per household. This compares to 64,940 households in 2006, with an average size of 2.4 persons per household.<sup>v</sup> When compared to the projections in the *Synthesis/Land Use and Settlement Report*, the actual number and size of households in Greater Sudbury was somewhere between the reference "natural increase" scenario and the high "in-migration" scenarios of 66,679 and 69,662 respectively.

Should this average household size remain constant, there could be approximately 72,000 households in Greater Sudbury by the year 2032. This would represent an increase of approximately 4,400 households over what exists today, or an annual creation rate of 220 units per year. This is considerably lower than the almost 600 average annual net new residential dwelling units between 2006 and 2011.





The Population, Housing and Employment Land Needs Study will provide a more detailed and accurate forecast of population, housing and employment land needs for the 2012-2032 period.

## 4.2 Residential and Employment Land Supply

### 4.2.1 Residential

The City of Greater Sudbury's residential land supply includes lots in registered plans of subdivision that are not yet built on, lots in draft approved plans of subdivision, lots in active subdivision applications and Living Area 1 designated lands. It also includes existing, vacant legal lots of record in the Rural Area, as well as those lots in the Rural Area that have the ability to be divided through the consent process.

Based on information from the 2006 Census, the City of Greater Sudbury had a total supply of 64,940 residential units. The breakdown of units, by category is depicted in Figure 9. and further described below. It is anticipated that the 2011 Census data will become available in the Fall of 2012.

Total number of occupied private dwellings by structural type of dwelling -	64,940
Single-detached house	39,570
Semi-detached house	3,085
Row house	2,770
Apartment, detached duplex	3,875
Apartment, building that has five or more storeys	4,285
Apartment, building that has fewer than five storeys	10,690
Other single-attached house	205
Movable dwelling	460

**Figure 9: Households by Type 2006** Source: 2006 Census of Canada, Statistics Canada Building



### Draft Approved and Active Applications

The City of Greater Sudbury currently has approximately 52 draft approved plans of subdivision and condominium in place. The potential yield from these draft approved plans is 5,632 new dwelling units. In addition to the draft approved plans of subdivision and condominium, the City also has 11 active applications on file that, if approved, could yield an additional 1,903 dwelling units. Should the current average household unit creation trend of 599 per year continue, the existing draft approved lot supply in Greater Sudbury could last for another 9 years. Using the same measure, the active applications currently before the City could have the potential to add another 3 years supply. This supply appears adequate to meet demand in the short to medium-term. The location of the draft approved and active applications are shown on Appendix F.

### Living Area 1 Designated Land

In addition, there are approximately 795 hectares of land in the City of Greater Sudbury that is designated for future urban development, through the Living Area 1 designation. These lands have the potential to yield approximately 9,546 dwelling units (assuming a density of 12 dwelling units per hectare). Based on the current average household unit creation of 599 units per year over the past five years, the current designated land supply in the City of Greater Sudbury could be an additional 16 years. This supply appears adequate to meet demand in the long term.

### Rural Area

In the Rural Area, it is estimated that there are 475 existing vacant legal lots of record that could be developed with a single detached home, subject only to building permit approval. Using existing rural residential consent policies, it is further estimated that another 1,737 single detached residential building lots can be created in the Rural Area. If rural residential lot creation trends from 1978 to 2012 continue, it is estimated that this supply of lots could last up to approximately 50 years. This supply appears adequate to meet long term demand.

To summarize, at this time, it would appear that the City of Greater Sudbury's residential land supply is sufficient to meet both short and long term needs. The short and long term adequacy of the residential land supply will be confirmed as part of the Population, Housing and Employment Land Needs Study.



#### 4.2.2 Employment

Building on the preliminary employment land projections in the Official Plan and the population growth that the City has experienced since 2006, it is possible to make some further preliminary employment land projections.

Since 2001, the population of Greater Sudbury has increased by 5,055 people. Using the formula of 46 jobs per 100 people, established in the *Synthesis/Land Use and Settlement Report*, this increase in population over the last 10 years has resulted in 2,325  $(5,055/100) \times 46$  new jobs being created. Of those new jobs, 1,314  $(5,055/100 \times 26)$  of them required vacant industrial or commercial land/space.

Again using the established formula of 15 employees per hectare on average, it can be determined that the new jobs created since 2001 have resulted in the use of 88 hectares of industrial/commercial land/space. Remove this land from the 1,767 hectares calculated in the Official Plan and we are left with 1,679 hectares.

Projecting forward the 10 year average population increase of 506 people per year, would result in an increase of 10,406 people or a total population of 170,680 by the year 2032. These additional 10,406 people would create approximately 4,786 new jobs, 2,706 of which would require vacant industrial/commercial land/space. At 15 employees per hectare, the employment land requirement for the next 20 years is estimated to be 180 hectares.

In terms of meeting this future employment land demand, it was determined in the *Synthesis/Land Use and Settlement Report* that there were 1,767 hectares of industrial lands that remained vacant, not including the large areas of land designated for mining exploration and operations.<sup>vi</sup> Moving forward to 2012, the City currently has four draft approved industrial subdivisions in place with a total area of 175 hectares. Using the established employment land demand formulas in the current Official Plan, it can be determined that the employment land demand for the next 20 years could be accommodated within the existing draft plans of subdivision.

### 4.3 Measuring Residential Intensification

The Official Plan identifies residential intensification as an effective means of ensuring the efficient use of land and infrastructure in the City. The Official Plan includes policies aimed at increasing intensification and concentrating future development in settlement areas.

The Official Plan indicates that between 2000 and 2004, the proportion of residential development in Greater Sudbury occurring through intensification was 5%.<sup>vii</sup> In order to ensure the development of healthy, balanced and efficient Communities, the current Official Plan sets an objective of doubling the amount of growth occurring through intensification to 10% by 2015.





To achieve this intensification target, the Plan establishes the following work program:

*“Over the next five years, Council will review the amount of residential development that is occurring through intensification to determine whether or not the 10% intensification target is being reached. Council will review and, if necessary, adjust its policies and programs, including amending this Plan, to ensure that continued progress towards this target is made.”*

In addition to monitoring residential intensification, the Official Plan also included a work program that called for the development of an inventory of vacant sites suitable for infilling and other forms of intensification.<sup>viii</sup>

Since 2006, staff has implemented the residential intensification work programs in the Official Plan. This has included various programs, including the development of a brownfield community improvement plan, a vacant land inventory and the creation of a built boundary tool to measure residential intensification.

#### **4.3.1 Built Boundary**

Part of the task involved with accomplishing the residential intensification program in the Official Plan was to develop a methodology for accurately tracking and measuring residential intensification over time. Staff researched other municipalities and found that the Province of Ontario had developed and implemented such a tool for use as part of the Growth Plan for the Greater Golden Horseshoe, known as the “Built Boundary”.

The Government of Ontario states that:

*“The built boundary identifies built-up urban areas across the Greater Golden Horseshoe. It is a line that reflects what was built and on the ground when the Growth Plan came into effect in June 2006. It is a fixed line and is an important implementation and monitoring tool for the Growth Plan for the Greater Golden Horseshoe. The built boundary will allow the province and others to measure intensification and redevelopment within the built-up area, and also allow us to monitor suburban development outside the built-up area.”<sup>x</sup>*

One of the key policies of the Growth Plan for the Greater Golden Horseshoe is the establishment of an intensification target, which specifies that by 2015 and each year thereafter, a minimum of 40% of new residential development will occur within the built-up areas of each municipality. The built up areas are defined as the lands within the built boundary, which represents those parts of a community’s settlement area that are already developed.<sup>x</sup>

In order to properly monitor this target over the many municipalities that comprise the Greater Golden Horseshoe, it was necessary for the Province to develop a standardized development tracking tool and methodology for all municipalities to use when measuring intensification rates.

The need for this tracking tool led the Ministry of Public Infrastructure and Renewal to issue the “Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006” report in 2008. This report specifies the methodology that municipalities in the Greater Golden Horseshoe must follow in order to track residential intensification. In the simplest of terms, the Built Boundary uses MPAC property data to draw boundaries around existing municipalities showing the limits of the developed land. Once



completed, the built boundary is fixed in time for the purposes of implementing and monitoring key policies of the Growth Plan. Residential development occurring within the built boundary will be counted towards achievement of the intensification target.<sup>xi</sup>

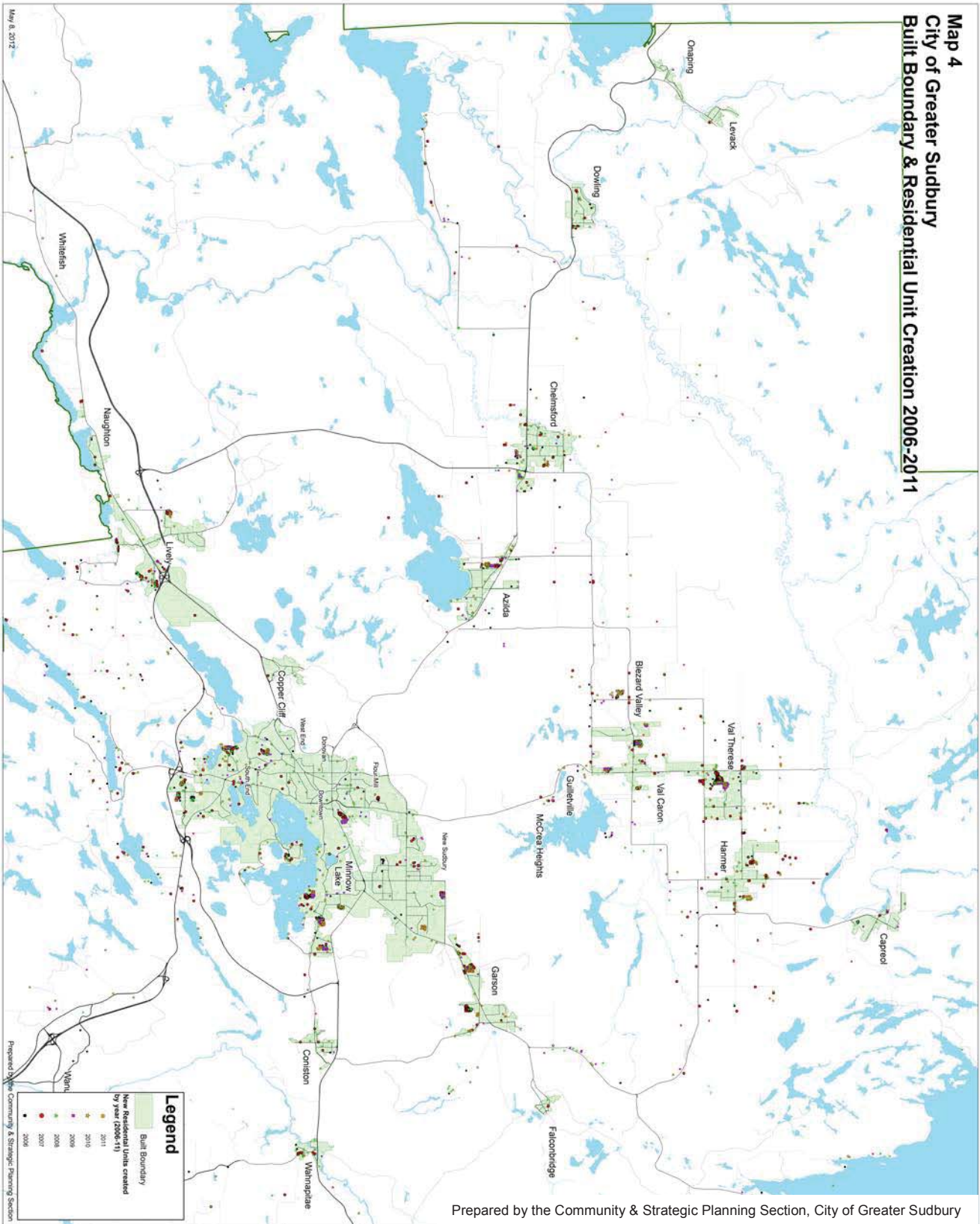
Recognizing that the City of Greater Sudbury is not subject to the policies of the Growth Plan for the Greater Golden Horseshoe, it was determined that using an already proven and provincially established intensification measurement tool was an effective means of accomplishing the Official Plan goal of measuring residential intensification.

Beginning in 2010, applied the methodology used in the Greater Golden Horseshoe to establish a “Built Boundary” for the City of Greater Sudbury. This process followed the steps identified in the “Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006” report, and involved using, MPAC property codes, GIS parcel fabric and aerial photography to establish a boundary around the serviced settlement areas of Greater Sudbury showing the limit of development as of March 2011. This boundary is shown on Map 4.

Now that the boundary has been established, it will be possible, using building permit data, to link property roll numbers in order to map out every legally created dwelling unit in the City on a year by year basis. The result of this work is that will be possible for the City to accurately map the levels of residential intensification taking place and to be able to measure the effectiveness of programs aimed at increasing these levels on an annual basis moving forward.



# **Map 4** **City of Greater Sudbury** **Built Boundary & Residential Unit Creation 2006-2011**





#### 4.3.2 Vacant Land Inventory

The Official Plan also contains the following goal with respect to intensification:

*“An inventory of vacant sites suitable for infilling and other forms of intensification shall be maintained.”*

In the process of developing the Built Boundary for the City of Greater Sudbury, it was possible to use the same MPAC property code information to identify and catalogue all of the vacant properties within the City. Once this list was generated, it was filtered to produce the type of vacant land inventory that is called for in the Official Plan. Specifically, this list was generated by:

1. Using MPAC property codes to identify all vacant residential, commercial, industrial and institutional properties in the City;
2. Removing all properties that form part of a road allowance;
3. Eliminating all properties that were outside of the City of Greater Sudbury’s settlement area, as these properties wouldn’t constitute infilling;
4. Categorize all properties based on their current zoning and land use designation;
5. Eliminate all properties below the minimum required lot size according to the Zoning By-law;
6. Eliminate all properties that have development constraints (i.e. more than 50% in the flood plain);
7. Categorizing all properties based on servicing availability;
8. Assessing each property’s development potential based on highest and best use under the Zoning By-law.

Using this methodology, it was possible to not only achieve the goal of developing an inventory of vacant sites suitable for infilling, as per the Official Plan goals, but also to develop an understanding of the existing land supply in terms of vacant lots of record in the City. This work will be undertaken as part of the next phase of work. It is anticipated that the results will be used to further inform the city’s land supply.





## 4.4 Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario (Northern Growth Plan) was prepared and approved under the Places to Grow Act and came into effect on March 3, 2011. Section 8 of the Northern Growth Plan requires municipalities to amend their official plans to “conform with” the Growth Plan. This process is commonly referred to as a “conformity exercise. Relevant excerpts from the Northern Growth Plan are included in Appendix D.

Section 4 of the Northern Growth Plan speaks to community planning. Section 4.3 requires economic and service hubs (like Greater Sudbury) maintain updated official plans and develop other supporting strategies to:

- maintain up to a 20 year supply of land, or as otherwise provided by a provincial policy statement, for a variety of employment uses in appropriate locations to support economic development objectives; and,
- encourage a significant portion of future residential and employment development to locate in existing downtown areas, intensification corridors, brownfield sites and strategic core areas.

Section 4.4 identifies Greater Sudbury as one of five municipalities in Northern Ontario that have strategic core areas (i.e. delineated medium-to-high density areas that are a priority for long term revitalization, intensification and investment. These areas may consist of downtown areas, and other key nodes and significant corridors).

- The Growth Plan states that municipalities should develop in their official plans and other supporting documents a revitalization strategy for strategic core areas that includes targeted approaches to support revitalization and intensification.
- The Plan also states that strategic core areas with revitalization plans in place and incorporated into an official plan should be the preferred location for major capital investments in six infrastructure categories (e.g. postsecondary education and training, regional hospitals and major redevelopment projects).

In the last year, City Council has approved a city-wide Brownfield Strategy and Community Improvement Plan, endorsed a new Vision, Plan and Action Strategy for Downtown Sudbury, and directed that a Town Centre Community Improvement be prepared. These initiatives conform to the Northern Growth Plan.

With this in mind, these, and other relevant policies from the Northern Growth Plan, will be considered during the next phase of the Growth and Settlement Component of the Official Plan Review. This process will examine the long term adequacy of the city’s employment land supply and other mechanisms to encourage a significant portion of future residential and employment development to locate in downtown areas, intensification, brownfield sites and strategic core areas. The built boundary and vacant land inventory referenced above, will factor into this analysis.



## 4.5 Strong Communities through Affordable Housing Act

In addition to the Northern Growth Plan, the *Planning Act* was recently amended by the *Strong Communities through Affordable Housing Act, 2011*. Relevant excerpts are included in Appendix E. These changes to the *Planning Act* are intended to facilitate the creation of second units in existing housing stock.

Second units, also known as accessory or basement apartments, secondary suites and in-law suites, are self contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings.

The new changes to the *Planning Act* include:

- Requiring municipalities to establish official plan policies and zoning by-law provisions allowing second units in detached, semi-detached and row houses, as well as in ancillary structures;
- Removing the ability to appeal the establishment of these official plan policies and zoning by-law provisions except where such official plan policies are included in the five year updates of municipal official plans; and
- Providing authority for the Minister of Municipal Affairs and Housing to make regulations authorizing the use of, and prescribing standards for, second units.<sup>xii</sup>

Given the broad implications of these changes to the *Planning Act*, staff will be considering the potential impacts and possible Official Plan policies for second units as part of the Housing and Homelessness Study that will be undertaken as part of the five year review. These changes may also inform the city's land supply.

## 4.6 Creating Complete Communities

The Official Plan calls for the majority of growth and development to be directed to its settlement areas during the duration of the plan, with an overall view towards creating more complete communities. The feedback received through the engagement process touches on this element of the plan. Some citizens and community groups have suggested that the Official Plan's policies should be revised to encourage and ensure the creation of more sustainable communities, in part, through things like intensification, mixed uses, etc. Other citizens and groups suggest that the Official Plan be revised to place a greater emphasis on the protection of existing character as the city's communities are completed. This feedback will be considered in the next phase of the Growth and Settlement Component of the Official Plan Review.





## 4.7 Residential Settlement Area Boundary Expansion Requests

The Official Plan establishes a settlement area boundary for each community. The boundary of the settlement area aligns with those lands that are designated for growth over the lifetime of the Official Plan (e.g. Living Area 1, Employment and Institutional).

In 2006, it was concluded that there was enough land designated in the Official Plan to meet demand for residential units during the lifetime of the plan, and beyond. Therefore, the Official Plan prohibits any expansion of the residential component of the settlement area boundary, unless demonstrated through a comprehensive review, such as this review. This approach is consistent with the 2005 PPS and has been approved by the Province of Ontario.

To date, several requests have been made to re-designate land currently designated Rural or Open Space to Living Area 1 for inclusion in the settlement area. These request are summarized in Appendix G.

The majority of these expansion requests relate to the Valley East settlement area. The remaining requests relate to the Chelmsford and Sudbury settlement areas. Together, these requests involve approximately 388.3 hectares of land. These lands have the potential to yield approximately 4,660 dwelling units (assuming a density of 12 dwelling units per hectare).

These settlement area boundary expansion requests will be considered in the next phase of the Growth and Settlement Component of the Official Plan Review. A key question to be addressed is whether it is necessary to include these lands in the settlement area to meet projected needs over the long term, as demonstrated through the Population, Housing and Employment Land Needs.

## 4.8 Rural Residential Consent Policies

The Official Plan permits limited residential development in the Rural Area, consistent with the intent of the Official Plan and 2005 PPS. In 2010, City Council directed staff to consider whether the existing policies that guide residential lot creation in the Rural Area, as described above, should be amended to facilitate residential lot creation. This request will be considered in the next phase of the Growth and Settlement Component of the Official Plan Review.

## 4.9 Valley East Urban Expansion Reserve

It may also be prudent to examine the Valley East Urban Expansion Reserve (Reserve) while the above elements of the city's growth and settlement strategy are also under review. The Reserve identifies the lands that will be necessary beyond the lifetime of the Official Plan to facilitate the consolidation of Hanmer, Val Therese and Val Caron into an integrated and complete community. A key consideration is what uses may be permitted in the Reserve during in the interim period.



## **5.0 Conclusions and Next Steps**

### **5.1 Conclusions**

The Official Plan is based on population and household forecasts for 2006 to 2021. These forecasts called for the city to grow at different rates and were important to test the adequacy of the city's land supply and infrastructure capacity. At that time, it was determined that the city's supply of land was sufficient to meet future long term demand during the planning period, and beyond.

Based on this understanding, the Official Plan includes a comprehensive policy framework designed to guide future growth and development in a sustainable manner that is consistent with local and provincial interests. This framework defines settlement areas for each community and prohibits expansions, subject to certain conditions. The framework is designed to direct the majority of future growth and development to these settlement areas and allows limited residential development and other appropriate land uses in the rural area.

Between 2006 and 2011, the number of people living in the City of Greater Sudbury grew by 1.5% from 157,857 to 160,274. This growth represents a continuation of population growth, which began in 2001. This growth is supported by relatively strong local economic conditions. Greater Sudbury's communities have grown at different rates, which is reflective of the varying opportunities present in each community.

Between 2006 and 2011, the population growth combined with declining household sizes, led to a 5% increase in the number of households. The number of households in the city grew by 2,658 from 64,490 in 2006 to 67,598 in 2011.

The rate of residential lot creation (as measured through registered plans of subdivision and consents) and new dwelling unit creation (as measured through building permit activity) has kept pace with this demand. Between 2006 and 2011, 2,084 new residential lots (R1, R2, etc) were created and 3,592 new dwelling units were constructed. The difference between these figures suggests a healthy rate of intensification in the last five years.

When viewed through the growth and settlement lens of the Official Plan, approximately 84% of all new lots created in the last five years, were created in the settlement area. The balance was created in the Rural Area. This demonstrates that growth and development is being directed, consistent with the city's planned urban structure.

As of early 2012, it is estimated that the City of Greater Sudbury had a total supply of 18,818 residential units. This includes lots in draft approved plans of subdivision, lots in active subdivision applications and Living Area 1 designated lands. It also includes existing, vacant legal lots of record in the Rural Area, as well as those lots in the Rural Area that have the ability to be divided through the consent process.

Looking forward, should the rate of population and housing growth forecast for the Official Plan continue, it would appear at this time that the city has sufficient land to meet residential and



employment demand in the short, medium and long term. This will be confirmed as part of the Population, Housing and Employment Land Needs Study.

## 5.2 Next Steps

The next phase of work will focus on the demand side of the land budget equation. As part of this process the Population, Housing and Employment Land Needs Study will be completed. This supply and demand assessment will take into consideration changes in provincial law and policy, and issues raised by landowners, community groups and members of the public, through the review process to date. The analysis will also take into consideration new tools that have been developed through the current Official Plan work program, namely the vacant land inventory and the built boundary.

In terms of next steps, city staff will continue to examine the above issues and complete the Population, Housing and Employment Land Needs Study and the Housing and Homelessness Study. At the same time, city staff should be directed to initiate a public engagement strategy for the Growth and Settlement Component of the Official Plan Review. This engagement would feature six open houses held across the city, intended to collect people's views on these, and other, growth and settlement issues.

June 13:	Howard Armstrong Recreation Centre, 4:00 p.m. to 7:00 p.m.
June 14:	Tom Davies Community Centre/Arena, 4:00 p.m. to 7:00 p.m.
June 18:	Garson Community Centre/Arena, 4:00 p.m. to 7:00 p.m.
June 20:	Chelmsford Community Centre/Arena, 4:00 p.m. to 7:00 p.m.
June 21:	Capreol Community Centre/Arena, 4:00 p.m. to 7:00 p.m.
June 27:	Tom Davies Square, Room C-11, 4:00 p.m. to 7:00 p.m.

The engagement strategy would also feature one-on-one discussions, meetings and social media outreach techniques. This process will also include special consultation on rural consent issues. The feedback collected through this process will be considered as part of the next phase of the analysis.



## ***Works Cited***

- 
- <sup>i</sup> City of Greater Sudbury Synthesis/Land Use and Settlement Report, November, 2004.
- <sup>ii</sup> City of Greater Sudbury Synthesis/Land Use and Settlement Report, November, 2004.
- <sup>iii</sup> Statistics Canada, 2001-2011 Census of Population
- <sup>iv</sup> Statistics Canada, 2001-2011 Census of Population
- <sup>v</sup> Statistics Canada, 2001-2011 Census of Population
- <sup>vi</sup> City of Greater Sudbury Synthesis/Land Use and Settlement Report, November, 2004.
- <sup>vii</sup> The City of Greater Sudbury Official Plan
- <sup>viii</sup> The City of Greater Sudbury Official Plan
- <sup>ix</sup> Ontario Ministry of Infrastructure
- <sup>x</sup> Ministry of Public Infrastructure Renewal, Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2008
- <sup>xi</sup> Ministry of Public Infrastructure Renewal, Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2008
- <sup>xii</sup> Ministry of Municipal Affairs and Housing – Secondary Units





## APPENDIX A – SECTION 26 of Planning Act

**26.** (1) If an official plan is in effect in a municipality, the council of the municipality that adopted the official plan shall, not less frequently than every five years after the plan comes into effect as an official plan or after that part of a plan comes into effect as a part of an official plan, if the only outstanding appeals relate to those parts of the plan that propose to specifically designate land uses,

- (a) revise the official plan as required to ensure that it,
  - (i) conforms with provincial plans or does not conflict with them, as the case may be,
  - (ii) has regard to the matters of provincial interest listed in section 2, and
  - (iii) is consistent with policy statements issued under subsection 3 (1); and
- (b) revise the official plan, if it contains policies dealing with areas of employment, including, without limitation, the designation of areas of employment in the official plan and policies dealing with the removal of land from areas of employment, to ensure that those policies are confirmed or amended. 2006, c. 23, s. 13.

### **Effect of provincial plan conformity exercise**

- (2) For greater certainty, the council revises the official plan under subsection (1) if it,
  - (a) amends the official plan, in accordance with another Act, to conform with a provincial plan; and
  - (b) in the course of making amendments under clause (a), complies with clauses (1) (a) and (b) and with all the procedural requirements of this section. 2006, c. 23, s. 13.

### **Consultation and special meeting**

- (3) Before revising the official plan under subsection (1), the council shall,
  - (a) consult with the approval authority and with the prescribed public bodies with respect to the revisions that may be required; and
  - (b) hold a special meeting of council, open to the public, to discuss the revisions that may be required. 2006, c. 23, s. 13.

### **Notice**

(4) Notice of every special meeting to be held under clause (3) (b) shall be published at least once a week in each of two separate weeks, and the last publication shall take place at least 30 days before the date of the meeting. 2006, c. 23, s. 13.

### **Public participation**

(5) The council shall have regard to any written submissions about what revisions may be required and shall give any person who attends the special meeting an opportunity to be heard on that subject. 2006, c. 23, s. 13.

### **No exemption from approval**

(6) An order under subsection 17 (9) does not apply to an amendment made under subsection (1). 2006, c. 23, s. 13.

### **Declaration**

(7) Each time it revises the official plan under subsection (1), the council shall, by resolution, declare to the approval authority that the official plan meets the requirements of subclauses (1) (a) (i), (ii) and (iii). 2006, c. 23, s. 13.

### **Direction by approval authority**

(8) Despite subsection (1), the approval authority may, at any time, direct the council of a municipality to undertake a revision of all or part of any official plan in effect in the municipality and when so directed the council shall cause the revision to be undertaken without undue delay. 2006, c. 23, s. 13.

### **Updating zoning by-laws**

(9) No later than three years after a revision under subsection (1) or (8) comes into effect, the council of the municipality shall amend all zoning by-laws that are in effect in the municipality to ensure that they conform with the official plan. 2006, c. 23, s. 13.





## APPENDIX B – CITY OF GREATER SUDBURY OFFICIAL PLAN

### 2.0 Urban Structure

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

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

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

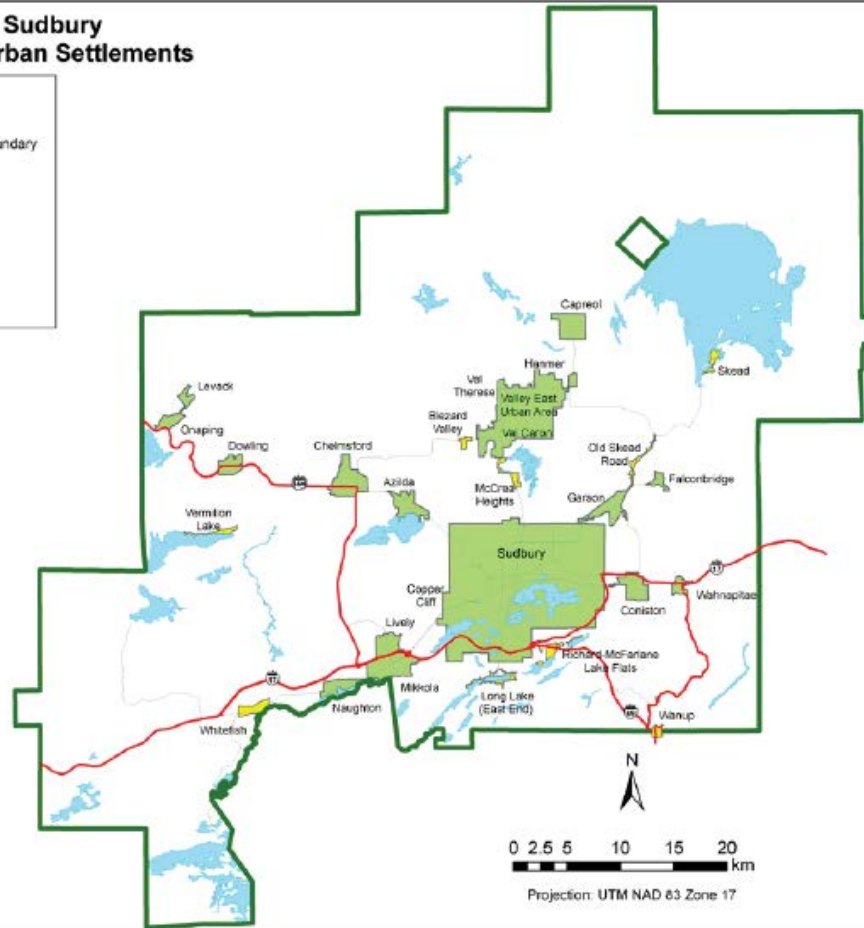
The creation of the new City of Greater Sudbury on January 1, 2001 represents the most recent transformation of the region. Amalgamation offers opportunities to improve the efficient provision of municipal services, and more importantly, provide a unified, cohesive approach to sustainable community development. The new urban structure, however, also presents significant challenges in dealing with a broad spectrum of uses spread across a large geographic area.



## City of Greater Sudbury Communities & Non-Urban Settlements

### Legend

- City of Greater Sudbury Boundary
- Provincial Highways
- Major Roads
- Communities
- Non-Urban Settlements
- Major Lakes



August 29th, 2005



## 2.1 PATTERN OF DEVELOPMENT

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

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

The former City of Sudbury has also been the location of most growth. Over the period 1978 - 2002, 58% of approximately 20,000 new residential units were created in areas within the former City of Sudbury. Valley East absorbed the second highest proportion of new housing, at 16% of total units.

## 2.2 DEFINING THE URBAN STRUCTURE

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

The *Official Plan of the City of Greater Sudbury* adopts an alternative approach to defining the urban structure, with the assignation of settlements essentially tied to the level of municipal services available. It also considers prevailing built form, impacts on the natural environment, and the defining character of the settlement. This approach reflects a number of new realities facing the City, including a requirement for increased residential intensification, the need to provide municipal services in an efficient and responsible manner, and the necessity of promoting sound environmental planning policies consistent with provincial directives. The urban





structure is thus defined as containing three forms of settlement: Communities, Non-Urban Settlements, and Rural and Waterfront Areas.

### 2.2.1 Communities

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

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

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

Communities include the following areas:

*Sudbury*  
*Capreol*  
*Dowling*  
*Lively - Mikkola - Naughton*  
*Coniston*  
*Falconbridge*  
*Onaping*

*Azilda*  
*Chelmsford*  
*Garson*  
*Valley East Urban Area*  
*Copper Cliff*  
*Levack*  
*Wahnapitae*



### 2.2.2 Non-Urban Settlements

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

Non-Urban Settlements include the following areas:

*Bleazard Valley*  
*McCrea Heights*  
*Skead - Old Skead Road*  
*Wanup*

*Long Lake (East End)*  
*Richard-McFarlane Lake Flats*  
*Vermilion Lake*  
*Whitefish*

### 2.2.3 Rural and Waterfront Areas

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





## APPENDIX C – Provincial Policy Statement 2005

### Part V: POLICIES

#### 1.0 BUILDING STRONG COMMUNITIES

Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.

Accordingly:

##### 1.1 MANAGING AND DIRECTING LAND USE TO ACHIEVE EFFICIENT DEVELOPMENT AND LAND USE PATTERNS

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting cost-effective development standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and
- g) ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs.

1.1.2 Sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.



### 1.1.3 Settlement Areas

1.1.3.1 *Settlement areas* shall be the focus of growth and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within *settlement areas* shall be based on:

- a) densities and a mix of land uses which:
  - 1. efficiently use land and resources;
  - 2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
  - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and
- b) a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3.

1.1.3.3 Planning authorities shall identify and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

*Intensification* and *redevelopment* shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while maintaining appropriate levels of public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.

1.1.3.6 Planning authorities shall establish and implement phasing policies to ensure that specified targets for *intensification* and *redevelopment* are achieved prior to, or concurrent with, new development within *designated growth areas*.

1.1.3.7 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

1.1.3.8 Planning authorities shall establish and implement phasing policies to ensure the orderly progression of development within *designated growth areas* and the timely



provision of the *infrastructure* and *public service facilities* required to meet current and projected needs.–

- 1.1.3.9 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:
- a) sufficient opportunities for growth are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
  - b) the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term and protect public health and safety;
  - c) in *prime agricultural areas*:
    - 1. the lands do not comprise *specialty crop areas*;
    - 2. there are no reasonable alternatives which avoid *prime agricultural areas*; and
    - 3. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*; and
  - d) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of *settlement areas* or the identification of a *settlement area* by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

## 1.1.4 Rural Areas in Municipalities

### 1.1.4.1 In *rural areas* located in municipalities:

- a) permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses;
- b) development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*;
- c) new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*;
- d) development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted;
- e) locally-important agricultural and resource areas should be designated and protected by directing non-related development to areas where it will not constrain these uses;
- f) opportunities should be retained to locate new or expanding land uses that require separation from other uses; and



## 1.4 HOUSING

- 1.4.1 To provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the *regional market area* identified in policy 1.4.3, planning authorities shall:
- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
  - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.





## APPENDIX D – Growth Plan for Northern Ontario

# 4 Communities

### 4.1 PREAMBLE

How communities are planned and designed has far-reaching impacts. Well-planned and thoughtfully designed communities will attract investment and support economic development, attract and retain skilled workers, strengthen cultural identity and heritage, and maintain a clean and healthy environment. The policies in this section of this Plan support community planning in Northern Ontario that balances the equally important priorities of human, economic and environmental health.

Northern Ontario includes 144 municipalities, 106 First Nations, Métis communities, and more than 150 unincorporated communities. These communities are diverse, ranging from remote settlements of just a few hundred people, to large cities. Each of these communities will need to find its role and place in the evolving Northern Ontario economy. All of them will play an important role in implementing this Plan and achieving a healthy, prosperous future for the North.

This begins at the local level with establishing a clear vision for each community's future, and mapping out the path to achieve this vision. Official plans, community economic plans and participation in community planning efforts are effective tools and approaches to ensure citizens' and businesses' views are reflected in their communities' future economy and long-term sustainability. Support for the realization of these visions is provided through a range of existing planning and fiscal tools under the Planning Act, as well as other legislation.





Of particular importance are the communities, both large and small, that function as the *economic and service hubs* of the North. These communities act as regional service centres for surrounding communities. They are critical gateways between the North and other economic regions in Ontario and beyond. They are also points of convergence for major infrastructure, including transportation, energy, *information and communications technology*, and *community infrastructure*. The prosperity of all northerners, and all northern communities, depends on the strength of these hubs. They will become the catalysts for the economic development of Northern Ontario.

More than half of northerners live in the cities of Greater Sudbury, North Bay, Sault Ste. Marie, Timmins and Thunder Bay. These cities are economic hubs that benefit all of Northern Ontario, and in some cases have a large bilingual population. They possess the critical mass of skilled people, as well as regional assets such as colleges and universities, innovation centres, media centres, commerce and cultural facilities that can anchor many of the North's *existing and emerging priority economic sectors*. They are optimal locations for infrastructure investments that help to expand on this potential, and that serve citizens across the North. These cities also have great potential to leverage investments and growth to develop vibrant, mixed-use core areas with a range of employment and housing opportunities, higher density development, and public transit.

Building a vibrant, resilient northern economy requires strong, individual communities. It also requires collaboration among these communities to develop a regional approach to economic development. Collaborative regional economic planning recognizes the interconnectedness and distinct contributions of urban, rural and Aboriginal communities. It complements economic development strategies for Northern Ontario as a whole by tailoring pan-northern directions to local circumstances and opportunities.



## 4.2 LONG-RANGE PLANNING FOR ALL COMMUNITIES

4.2.1 All municipalities should, either individually, or collaboratively with neighbouring municipalities and Aboriginal communities, prepare long-term community strategies. These strategies should support the goals and objectives of this Plan, identify local opportunities to implement the policies of this Plan, and be designed to achieve the following:

- a) economic, social and environmental sustainability
- b) accommodation of the diverse needs of all residents, now and in the future
- c) optimized use of existing infrastructure
- d) a high quality of place
- e) a vibrant, welcoming and inclusive community identity that builds on unique local features
- f) local implementation of *regional economic plans*, where such plans have been completed.

4.2.2 Municipalities and planning boards are encouraged to:

- a) align their official plan policies with their long-term community strategies developed in accordance with Policy 4.2.1
- b) employ the use of available tools to support and facilitate land-use planning that implements their long-term community strategies.

4.2.3 The Province will encourage collaboration with Aboriginal communities in land-use planning in accordance with the Policies in 7.5.



## 4.3 ECONOMIC AND SERVICE HUBS

4.3.1 The Minister of Infrastructure will work with the Minister of Northern Development, Mines and Forestry and other ministries to identify *economic and service hubs* in consultation with municipalities and other parties, as appropriate.

4.3.2 *Economic and service hubs* should be designed to:

- a) accommodate a significant portion of future population and employment growth in Northern Ontario
- b) function as service centres that deliver important region-wide public services to the broader surrounding regions
- c) function as economic hubs linking Northern Ontario with other significant economic regions in Ontario and beyond.

4.3.3 *Economic and service hubs* shall maintain updated official plans and develop other supporting documents which include strategies for:

- a) developing a diverse mix of land uses, an appropriate range of housing types, and high quality public spaces; and providing easy access to stores, services and recreational opportunities
- b) maintaining up to a 20-year supply of lands, or as otherwise provided by a provincial policy statement, for a variety of employment uses in appropriate locations to support economic development objectives
- c) improving access to public services by local residents and by residents of surrounding communities
- d) encouraging a significant portion of future residential and employment development to locate in existing downtown areas, *intensification corridors*, *brownfield sites*, and *strategic core areas*
- e) providing for a range of transportation options
- f) enhancing community identity, vibrancy and cultural amenities.



4.3.4. *Economic and service hubs* shall be focal areas for investment in regional transportation, energy, *information and communications technology*, and *community infrastructure*.

## 4.4 STRATEGIC CORE AREAS

4.4.1 The following municipalities contain *strategic core areas*:

- Greater Sudbury
- North Bay
- Sault Ste. Marie
- Thunder Bay
- Timmins.

4.4.2 Municipalities that contain *strategic core areas* are encouraged to plan for these areas to function as vibrant, walkable, mixed-use districts that can:

- a) attract employment uses and clusters, including office and retail
- b) accommodate higher densities
- c) provide a broad range of amenities accessible to residents and visitors including vibrant streetscapes, shopping, entertainment, transportation connections, lodging, and educational, health, social and cultural services.

4.4.3 Municipalities that contain *strategic core areas* should develop in their official plans and other supporting documents a revitalization strategy that includes:

- a) delineation of the *strategic core areas*





- b) targeted approaches to support the revitalization and *intensification* of the *strategic core areas*, including:
  - i) identification and prioritization of opportunities for the redevelopment of *brownfield sites* within the *strategic core areas*
  - ii) a minimum target for the *intensification* of the *strategic core areas*.

4.4.4 *Strategic core areas* with a revitalization strategy in place and incorporated into an official plan should be the preferred location for major capital investments in:

- a) postsecondary education and training
- b) regional hospitals and/or specialized health care
- c) major redevelopment projects
- d) research and innovation centres
- e) major cultural institutions and entertainment facilities
- f) integrated public *transportation systems*.

## 4.5 REGIONAL ECONOMIC PLANNING

4.5.1 The Province will identify *regional economic planning areas* as an inclusive, collaborative mechanism for long-term economic development, labour market, and infrastructure planning that crosses municipal boundaries.

4.5.2 The Province will help strengthen the capacity of Northern Ontario communities to plan for economic development by supporting the development of strategic *regional economic plans* for each *regional economic planning area*. *Regional economic plans* will, at minimum:

- a) involve collaboration among municipalities, Aboriginal communities, Francophone communities and their institutions, business and industry, education and research sectors, and community organizations





- b) identify regional linkages and synergies with provincial economic action plans developed in accordance with Policies 2.2.4 and 2.2.5
  - c) identify strategic economic strengths, challenges and opportunities of the *regional economic planning area*, with a focus on aligning regional economic development priorities with *existing and emerging priority economic sectors*
  - d) identify land, infrastructure and labour market opportunities and needs to support the *regional economic planning area's* economic development priorities
  - e) provide context and direction to local economic development efforts.
- 4.5.3 The Province will work with communities to prepare resources and tools to assist communities to participate in regional economic planning.



## APPENDIX E – STRONG COMMUNITIES THROUGH AFFORDABLE HOUSING ACT & CHANGES TO PLANNING ACT

### SCHEDULE 2 AMENDMENTS TO PLANNING ACT

1. Clause 2 (j) of the *Planning Act* is repealed and the following substituted:

- (j) the adequate provision of a full range of housing, including affordable housing;

2. Section 16 of the Act is amended by adding the following subsection:

Second unit policies

(3) Without limiting what an official plan is required to or may contain under subsection (1) or (2), an official plan shall contain policies that authorize the use of a second residential unit by authorizing,

- (a) the use of two residential units in a detached house, semi-detached house or rowhouse if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains a residential unit; and
- (b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse if the detached house, semi-detached house or rowhouse contains a single residential unit.

3. (1) Subsection 17 (24.1) of the Act is repealed and the following substituted:

No appeal re second unit policies

(24.1) Despite subsection (24), there is no appeal in respect of the policies described in subsection 16 (3), including, for greater certainty, any requirements or standards that are part of such policies.

(2) Subsection 17 (36.1) of the Act is repealed and the following substituted:

No appeal re second unit policies

(36.1) Despite subsection (36), there is no appeal in respect of the policies described in subsection 16 (3), including, for greater certainty, any requirements or standards that are part of such policies.

4. Clause 22 (7.2) (c) of the Act is repealed and the following substituted:

- (c) amend or revoke the policies described in subsection 16 (3), including, for greater certainty, any requirements or standards that are part of such policies.

5. Subsection 34 (19.1) of the Act is repealed and the following substituted:

No appeal re second unit policies

(19.1) Despite subsection (19), there is no appeal in respect of a by-law that gives effect to the policies described in subsection 16 (3), including, for greater certainty, no appeal in respect of any requirement or standard in such a by-law.



**6. The Act is amended by adding the following section:**

**By-laws to give effect to second unit policies**

**35.1 (1)** The council of each local municipality shall ensure that the by-laws passed under section 34 give effect to the policies described in subsection 16 (3).

**Regulations**

- (2) The Minister may make regulations,
- (a) authorizing the use of residential units referred to in subsection 16 (3);
  - (b) establishing requirements and standards with respect to residential units referred to in subsection 16 (3).

**Regulation applies as zoning by-law**

(3) A regulation under subsection (2) applies as though it is a by-law passed under section 34.

**Regulation prevails**

(4) A regulation under subsection (2) prevails over a by-law passed under section 34 to the extent of any inconsistency, unless the regulation provides otherwise.

**Exception**

(5) A regulation under subsection (2) may provide that a by-law passed under section 34 prevails over the regulation.

**Regulation may be general or particular**

(6) A regulation under subsection (2) may be general or particular in its application and may be restricted to those municipalities or parts of municipalities set out in the regulation.

**7. Subsection 39.1 (3) of the Act is repealed and the following substituted:**

**Area and time in effect**

(3) Despite subsection 39 (2), a by-law authorizing the temporary use of a garden suite shall define the area to which it applies and specify the period of time for which the authorization shall be in effect, which shall not exceed 20 years from the day of the passing of the by-law.

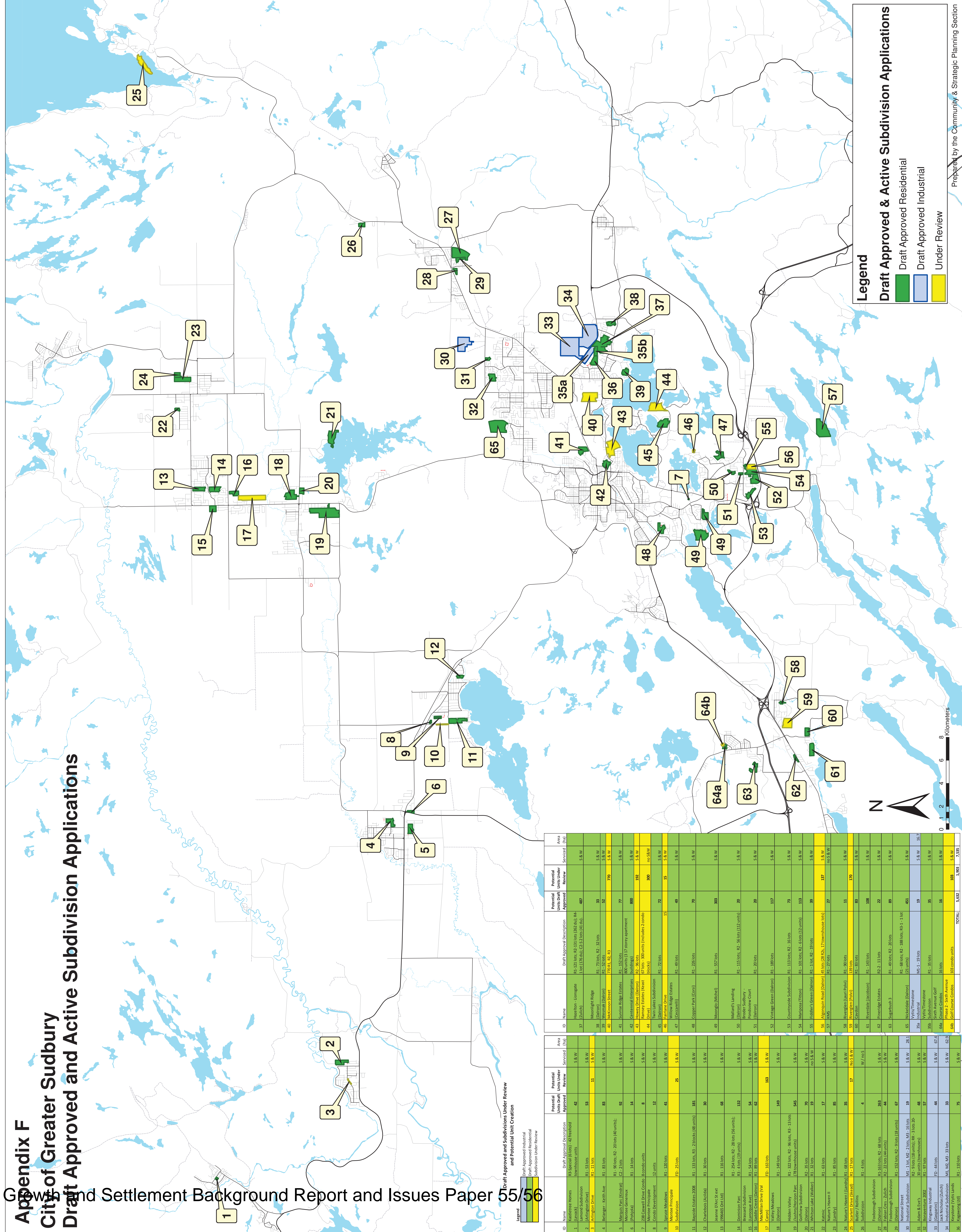
**Commencement**

**8. (1)** Subject to subsection (2), this Schedule comes into force on the day the *Strong Communities through Affordable Housing Act, 2011* receives Royal Assent.

**Same**

(2) Sections 2 to 6 come into force on a day to be named by proclamation of the Lieutenant Governor.





ID	Name	Draft Approval Description	Potential Units Draft Approved	Potential Units Draft Under Review	Area (ha)	Serviced
1	Kentleaze Homes	R2 Special (6 lots) - 42 freehold townhouse units	42		5.8 W	
2	Lansford Subdivision	R1 - 53 lots	53	11	5.8 W	
3	Arlington Drive	R1 - 11 lots			5.8 W	
4	Belanger - Keith Ave	R1 - 83 lots	83		5.8 W	
5	Marquet Parc (Central)	R1 - 90 lots, R2 - 20 lots (40 units), C2 - 2 lots	92		5.8 W	
6	Marquet Parc (General)	R1 - 14 lots	14		5.8 W	
7	128 Casswell Drive Condo	8 condo units	8		5.8 W	
8	Condo Development	12 units	12		5.8 W	
9	Spence Meadows	R1 - 120 lots	41		5.8 W	
10	Monroe Principle Subdivision	R2 - 25 lots		25	5.8 W	
11	Banside Estates 2008	R1 - 133 lots, R3 - 2 blocks (48 units)	181		5.8 W	
12	Charlebois (Avalon)	R1 - 30 lots	30		5.8 W	
13	Jeanne D'Arc St ext (894665 Ont Ltd)	R1 - 116 lots	68		5.8 W	
14	Dominion Parc	R1 - 254 lots, R2 - 28 lots (56 units), R3 - 4 lots (19 units)	132		5.8 W	
15	Birchard Subdivision	R1 - 54 lots	54		5.8 W	
16	Lacopage Ave	R1 - 80 lots	80		5.8 W	
17	Scarlett Drive (Vail)	FD - 183 lots		183	5.8 W	
18	Valley Meadows (Dairton)	R1 - 189 lots	189		5.8 W	
19	Hidden Valley (Llanora/Hidden) Parc	R1 - 132 lots, R2 - 96 lots, R3 - 13 lots (28 townhouse units)	545		5.8 W	
20	Golfview Subdivision	R1 - 35 lots	35		5.8 W	
21	Whitson Lake (Walker)	R1 - 30 lots	19		no S & W	
22	Kennic	R1 - 63 lots	17		5.8 W	
23	Nature's Haven II (Laurier)	R1 - 85 lots	85		5.8 W	
24	Nature's Haven I (Landry)	R1 - 68 lots	35		5.8 W	
25	Scarlett Drive (Kearney)	R1 - 17 lots		17	no S & W	
26	Valley Meadows	R1 - 4 lots	4		W / no S	
27	Foxborough Subdivision	R1 - 153 lots, R2 - 68 lots (Dairton) Parc - 2 units	263		5.8 W	
28	Foxborough Subdivision	R1 - 23 lots (4 units)	44		5.8 W	
29	National Street	R1 - 152 lots, R2 - 11 lots (18 units)	67		5.8 W	
30	Industrial Subdivision	R2 - 1 lot, R3 - 2 lots, R4 - 15 lots (30 units) (low houses)	19		5.8 W	
31	Adam & Eve's	30 units (low houses)	48		5.8 W	
32	Bonaventure 2002	R1 - 97 lots	44		5.8 W	
33	Kingsway Industrial	FD - 44 lots	44		5.8 W	
34	Jack Nicholai (Zulian)	MT, MT, MT - 33 lots	33		5.8 W	
35	Kearney (Vail) Lands	R1 - 183 lots	75		5.8 W	
36	Reganway Ltd				5.8 W	
37	Wapleaze - Longgate (Zulian)	R1 - 121 lots, R3 - 131 lots (125 lots) (46 lots) (176 lots), C2 - 2 lots (14 lots)	487		5.8 W	
38	Moonlight Ridge (Dairton)	R1 - 23 lots, R2 - 21 lots	23		5.8 W	
39	Macmillan Street	R1 - 770 lots, R2, R3	770		5.8 W	
40	Spence Meadows	R1 - 132 lots	77		5.8 W	
41	Central Estates	R2 - 96 lots	800		5.8 W	
42	Central Estates	R2 - 96 lots	800		5.8 W	
43	Hamway Estates (West)	R2 - 96 lots	800		5.8 W	
44	Dried Lake Subdivision	R1 - 72 lots	72		5.8 W	
45	Farlane Drive	R1 - 72 lots	72		5.8 W	
46	Willow Ridge Estates	R1 - 49 lots	49		5.8 W	
47	Coccarton	R1 - 260 lots	70		5.8 W	
48	Copper Park (Conis)	R1 - 260 lots	303		5.8 W	
49	Moonglo (Michel)	R1 - 557 lots	20		5.8 W	
50	Melland's Landing	R1 - 115 lots, R2 - 56 lots (112 units)	20		5.8 W	
51	Broder Suburb - Penderview Court	R1 - 201 lots	20		5.8 W	
52	Village Green (Dairton)	R1 - 189 lots	117		5.8 W	
53	Countrydale Subdivision	R1 - 113 lots, R2 - 16 lots	73		5.8 W	
54	Mariposa (Titton)	R1 - 101 lots, R2 - 61 lots (12 units)	113		5.8 W	
55	Fidler's Green (Dairton)	R1 - 1 lot, R2 - 19 lots	39		5.8 W	
56	Algonquin Road (Dairton)	R5 lots (28 lots, 17 townhouse lots)	137		5.8 W	
57	Riverside (Laurier)	R1 - 27 lots	27		no S & W	
58	Riverside (Laurier)	R1 - 30 lots	11		5.8 W	
59	Riverside (Laurier)	R1 - 143 lots	89		5.8 W	
60	Riverside (Laurier)	R1 - 143 lots	108		5.8 W	
61	Riverside (Laurier)	R2 - 2 - 11 lots	22		5.8 W	
62	Sugarbush 3	R1 - 49 lots, R2 - 201 lots	89		5.8 W	
63	Nakelade (Dairton)	R1 - 48 lots, R2 - 188 lots, R3 - 1 lot	483		5.8 W	
64	Vail/Timstone	MT, MT - 19 lots	19		5.8 W	
65	Vail/Timstone	MT, MT - 19 lots	19		5.8 W	
66	Phase 2 - Sixth Avenue Golf Course Condos	183 condo units	183		5.8 W	
TOTAL:				5,652	1,981	



**Appendix G**  
**Residential Settlement Area Boundary Expansion Requests**

