



City of Greater Sudbury Official Plan

Flexible | Balanced | Sustainable



160,770
people



67,598
households



3,627 square
kilometres



330+ lakes



306 play areas and
8 accessible playgrounds



9 splash pads
and 16 beaches



210 walking, riding, skiing
and snowshoeing trails



249 sports fields
and courts



16 ice pads and
54 outdoor rinks



and so
much more!

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What is The OP?

The Official Plan (The OP) is a blueprint to help guide Greater Sudbury's development over the next twenty years. It establishes long-term goals, shapes policies and outlines social, economic, natural and built environment strategies for our city.

Why is The OP important?

The OP guides municipal decision-making on important issues that affect the daily life of every City of Greater Sudbury resident. From the location of schools and other community facilities, to the development of residential, commercial and industrial areas, these decisions shape the future of our community.

Why is The OP being updated?

The Province of Ontario, through the Planning Act, requires municipalities to conduct a review of their Official Plans every five years. This allows our city to consult with residents and stakeholders to find out what's important for the future of the community. It also ensures existing OP projections and priorities are still relevant, and presents an opportunity to adapt the plan on a regular basis, to better reflect any changes in the community.

What information is included in The OP update?

- Population, housing & employment projections
- Growth and development
- Housing
- Local food production
- Source water protection
- Climate change adaptation
- Refined lake water quality management
- Planning for an aging population

How does The OP help shape the future of Greater Sudbury?

The OP shapes where and how growth happens by incorporating social, economic and environmental principles into land use planning policies. If a new apartment complex is proposed for your neighbourhood, The OP provides the guidelines to help decision-makers evaluate and decide on the proposal.

Here are some examples of how The OP helps shape the future of our city:

Supporting rural character: The OP outlines details about the size of development, and the appropriate service levels to maintain the characteristics of rural areas, including waterfronts, open spaces, natural features and resource potential.

Healthy communities: The OP aims to better distribute and connect parks and open spaces so residents can take advantage of these resources to improve their health and well-being.

Natural and cultural heritage, and archaeology: The OP emphasizes the protection of local species, and important wetland and wildlife habitats to preserve their environmental, ecological and social benefits.

Planning for an aging population: The OP supports communities that feature a mix of land uses, are transit supportive and provide a full range of housing options, including affordable housing.

Lake protection: The OP outlines new shoreline development policies to provide direction on shoreline lot creation and setback requirements for development around lakes.

Sustainable economic development: The OP protects important economic assets like the Sudbury Basin and Greater Sudbury Airport from incompatible uses, enhances the viability of Downtown Sudbury, promotes brownfield regeneration and provides opportunities for local food production.

What changes are in store for the OP review?

The OP is always adding new policies and strategies based on emerging trends. **Here are just a few of the changes:**

Second units: Changes to provincial legislation require the City to establish official plan policies and zoning by-law provisions to allow second units in detached, semi-detached and row houses, and ancillary structures. Second units play an important role in providing affordable rental housing options to residents, including young adults, seniors, modest income families and residents with special needs. Second suites provide rental income to homeowners and the flexibility to offset costs of home ownership and maintenance. Overall, second units contribute to a greater mix of housing, neighbourhood revitalization and social diversity.

Climate change: The OP promotes efficient, mixed-use development, growth in alternative modes of transportation, and use of energy efficient design to reduce our city's greenhouse gas emissions. The OP commits the city to embark on a Climate Change Adaptation Strategy to improve the life of our community and infrastructure, and to plan around natural flooding and wild land fire hazards.

Downtown Sudbury Master Plan: The OP endorses the recommendations of the Downtown Sudbury Master Plan, Vision and Action Strategy. It guides the revitalization of the downtown core by increasing the level of investment and activity, better connecting it to the surrounding areas, rebalancing its street system and improving quality of place.

Built boundary and revised intensification targets: The City has developed a built boundary tool using provincially-approved methodology to measure the rate of intensification in the city from 2011.

Visit www.greatersudbury.ca/officialplan for updates and additional information.

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