

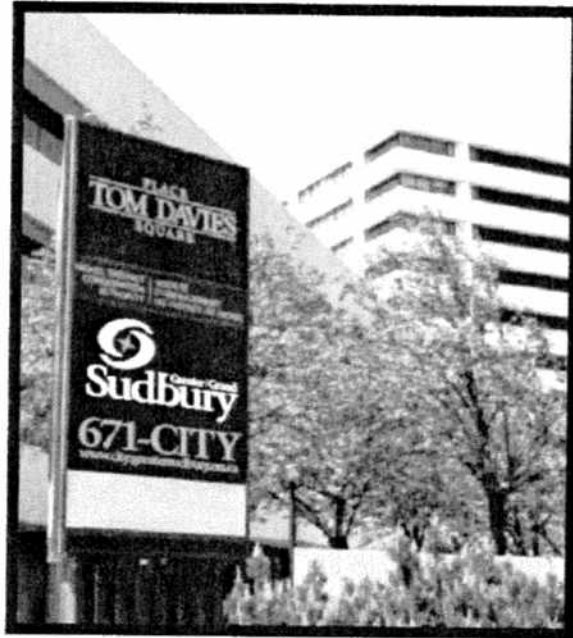
Vision: The City of Greater Sudbury is a growing, world-class community bringing talent, technology and a great northern lifestyle together.

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

Agenda Ordre du jour

**Councillor
Ron Dupuis
Chair**

**Councillor
Russ Thompson
Vice-Chair**



For the
Committee of the
Whole - Planning
Meeting to be held

on Tuesday, February 9th, 2006

at 5:30 p.m.

**Council Chamber
Tom Davies Square**

*For A Meeting of the Committee of the Whole - Planning
to be held on **Thursday, February 9th, 2006**
in Council Chamber, Tom Davies Square at 5:30 p.m.*

COUNCILLOR RON DUPUIS, CHAIR

(PLEASE ENSURE CELL PHONES AND PAGERS ARE TURNED OFF)

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DECLARATIONS OF PECUNIARY INTEREST

PRESENTATIONS/DELEGATIONS

PAGE NO.

1. Report dated January 10th, 2006 from the General Manager of Growth and Development regarding City Official Plan - Second Draft 1 - 32
(ELECTRONIC PRESENTATION) (FOR INFORMATION ONLY)

**(SECOND DRAFT OF OFFICIAL PLAN AND ELECTRONIC VERSION
PREVIOUSLY CIRCULATED) (PLEASE BRING SECOND DRAFT OF
OFFICIAL PLAN TO THE MEETING)**

- Paul Baskcomb, Manager of Community and Strategic Planning

DISCUSSION AND INPUT FROM MEMBERS OF COUNCIL

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

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

**Angie Haché
City Clerk**

**Franca Bortolussi
Planning Committee Secretary**

Request for Recommendation Planning Committee




Type of Decision

Meeting Date	February 9, 2006			Report Date	February 2, 2006				
Recommendation Requested		Yes	<input checked="" type="checkbox"/>	No	Priority	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Low
	Direction Only			Type of Meeting	<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed	

Report Title

Official Plan - Second Draft

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

Policy Implication + Budget Impact

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

Background Attached

Recommendation

FOR INFORMATION ONLY

This report is being submitted for the information of the Committee and provides an overview of the input received on the first draft of the official plan.

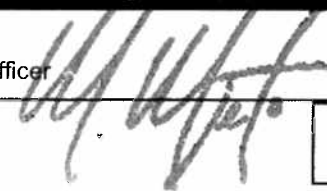
Recommendation Continued

Planning Staff Report

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

Recommended by the C.A.O.

Mark Mieto
Chief Administrative Officer



1

STAFF REPORT

January 10, 2006

Introduction

After extensive public consultations, the Official Plan review continues to proceed on schedule. A second draft of the new Official Plan for the City of Greater Sudbury has now been prepared and has been provided to Planning Committee under separate cover. The purpose of this report is to update Planning Committee on the progress of this project and to seek their endorsement to proceed with public review of the second draft.

The second draft includes a number of changes from the first draft and these are outlined in Appendix A which describes text revisions and Appendix B which describes map revisions.

Revisions to the plan have largely been based on input received on the first draft of the new Official Plan for the City of Greater Sudbury which was released in September 2005 and made widely available for review and input. A total of twelve (12) open house/public meeting sessions were held across different locations across the city and a variety of stakeholder groups were consulted. Appendix C provides a list of these open houses as well as consultation meetings with various stakeholder groups.

An invitation to provide written comments on the draft plan was extended and, in response to this, more than seventy-five (75) written submissions were received. Each written submission was reviewed by planning staff to determine where revisions to the draft plan might be required. As many submissions included comments which addressed implementation and operational issues, these will be forwarded to the appropriate City department for their information.

The Ministry of Municipal Affairs and Housing is the lead Provincial Ministry with respect to Official Plans and they will be providing comments on behalf of the Province in the near future. These comments will be considered between the second and third drafts of the Official Plan.

Public/Stakeholder Input

In an effort to communicate the main overarching issues reflected in the submissions, a general overview of input received from the public and from stakeholders has been provided below. In addition to these broader issues, a wide variety of suggested wording changes and specific issues were addressed in the process of reviewing the input. As noted above, a more detailed list of changes is included as an appendices to this report.

1. Agricultural Reserve

There was a great deal of interest in the Agricultural Reserve policies of the draft plan and considerable input was received regarding the application of Provincial policy in our local context. In response to this input, other options have been considered and alternative options included in the second draft.

Option One (1) is the option presented in the first draft and was based on the recommendations of the Agriculture Background Study.

Option Two (2) only includes lands determined by the Ministry of Agriculture to be “provincially significant”.

Option Three (3) can be viewed as a combination of “locally significant” agricultural lands and “provincially significant” agricultural lands. It removes the southwest portion of the City and the lands along Vermilion River to the north from the reserve. In terms of lands covered, this Option includes less land than Option One but more lands than Option Two in the reserve.

It is important to note that Agricultural Reserve options are still under review. Discussions with the Agriculture Advisory Panel and the Ministry of Agriculture, Food and Rural Affairs may result in boundary adjustments. As we move through the second round of public participation, it will be an objective to ascertain the further views of the public regarding these or other options.

2. Environmental Protection

It is clear that the residents of Greater Sudbury continue to take a great deal of interest in the protection of the natural environment. Many of the comments received related to the protection of our lakes in particular. For example, comments were received related to the management of road salting, to requiring larger minimum lot sizes for waterfront development, to having stricter controls on development on lakes, to determining the capacity of area lakes and to requiring better natural vegetative buffers along the shores of lakes.

The draft Official Plan is based on Healthy Community and Sustainable Development principles which recognize the importance of environmental protection in our community. Among other things, the draft plan introduces the concept of watershed planning and calls for the preparation of new Community Improvement Plans for lakes which would address capacity issues and engage the public in determining appropriate standards for development and other land use considerations. While the first draft Plan had left it to the zoning by-law to establish the size of vegetative buffers, the second draft recommends a policy specifying a twelve (12) metre natural vegetative buffer along shore line areas which would be implemented through the zoning by-law, Site Plan Control or development permit system. This coincides with current residential building setback requirements of twelve (12) metres and the policy would allow clearing of twenty-five (25) percent of the shoreline or up to twenty-three (23) metres to provide access and views. This represents a significant change from past practice as can be seen from shore line development around the city. In many cases, natural vegetation has been removed from waterfront areas to provide unimpeded views and access to the water.

3. Barrydowne Extension

A number of submissions were received regarding the extension of Barrydowne Road north to connect with roads in the former town of Valley East. A thorough review of transportation needs and issues was undertaken in the Transportation Background Study that was prepared as part of the preparation of this plan. It identified transportation needs and improvements across the City for the next 5 to 20 years. Although this project did not emerge as a short, medium or long term project in the modeling undertaken as part of the Transportation Background Study, the study did note that the extension should be considered as part of any future Environmental Assessment on the widening of M.R. 80. As a result, it has been shown as a conceptual link for the future on the transportation schedule. This is consistent with the approach taken in the existing Valley East Secondary Plan.

4. Pedestrian/Bicycle Facilities

Several submissions indicated growing interest in the community for active transportation alternatives such as walking and cycling. Generally speaking, more sidewalks, bicycle paths and lanes and improved linkages between activity centres are seen as important quality of life features of a healthy community.

With respect to bicycle facilities, the plan calls for a bicycle network study to address the provision of bike lanes/paths connecting parts of the City and activity centres. Regarding sidewalks, the second draft carries forward the recommendations of the Transportation Background Study which states that sidewalks should be provided on both sides of arterial roads and collector roads adjacent to developed lands and on at least one side of local roads where feasible.

5. Living Area Concept

In one submission, the concern was raised that a low density residential designation and a medium/high density residential designation should be incorporated into the Official Plan.

In keeping with the approach of simplifying land use designations and providing broad policy direction, the first draft of the new Official Plan proposed a single residential land use designation, “Living Area 1”, in urban areas. This designation would permit a wide range of residential housing forms subject to zoning. It is important to note that the various residential zones currently in place would be retained in the Zoning By-Law to reflect different densities, building forms and area characteristics. The draft Plan contained a list of criteria for evaluating rezoning applications to ensure the protection of the character of existing residential development. These criteria include:

“(a) The site is suitable in terms of size and shape to accommodate the proposed density and building form;

(b) The proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks and the location of parking and amenity areas;

(c) Adequate on-site parking, lighting, landscaping of amenity areas are provided; and

(d) the impact of traffic on local streets is minimal.”

Furthermore, the plan states that:

“New residential development must be compatible with the existing physical character of established neighbourhoods, with consideration given to the size and configuration of lots, predominant built form, building setbacks, building heights and other provisions applied to nearby properties under the Zoning-By-law”.

Staff have reviewed this matter and are of the view that the rezoning criteria and other policies of the plan will protect the character of existing areas. As a result, the second draft continues to have a single urban residential designation. This approach allows some degree of flexibility to consider development proposals which would not impact on the character of an area. This approach is not without precedent in Ontario. Other cities have also taken this approach, including Toronto, Sault Ste. Marie, and Ottawa.

6. Mixed Commercial Designation

One of the key principles underlying the new Official Plan is the need to be “open to business”. On this basis and, in keeping with a simplified and more flexible land use designation approach, the first draft Plan utilized a Mixed Use Commercial designation to replace the General Commercial, the Linear Mixed Use and Light Industrial/Service Commercial designations previously used. This was seen as an effective way to allow some degree of flexibility for commercial enterprises while still defining the overall boundaries of commercial areas.

In one submission, the concern was raised that this may result in uncontrolled commercial development.

In response to this concern, it is important to note that the City would retain control over land use change by rezoning. Furthermore, the quality of development would continue to be influenced through the application of Site Plan Control and the zoning process. The Plan does not designate new lands for exclusive general commercial development but simply provides more flexibility on lands previously designated for various types of commercial development. In many cases, residential, commercial and industrial development can co-exist subject to appropriate site design considerations.

Another concern raised with relation to commercial development is the issue of the distribution of commercial lands across communities. It remains an objective of the Plan to concentrate commercial development in specific areas

and previously established commercial areas have been carried forward into this Plan. Town Centres remain a focus of commercial development in many of our communities and provide for a wide range of uses. No additional lands have been identified at this time for commercial development.

7. Requested Property Redesignations

A number of property owners have requested the redesignation of their properties in the new Official Plan in order to permit different types of land uses. The approach taken in the draft Plan is to maintain similar land use designations in the new Plan compared to existing planning documents. There is a reluctance to make site specific changes through the new Official Plan due to concerns that specific public notice would not be given to adjacent properties and the level of information associated with Official Plan Amendments would not be available to support a decision. Such site-specific land use designation changes should be reviewed according to the criteria and procedures stipulated for all site-specific amendments permitted under the existing plans and the new Official Plan.

Conclusion

In conclusion, appreciation is extended to the members of the community who responded to calls for public input on the first draft of the Official Plan. Along with members of the general public, a number of stakeholder groups including the Sudbury and District Health Unit, Rainbow Routes Association, Junction Creek Stewardship Committee, Greater Sudbury Lake Improvement Advisory Panel, Fairbank Lake Camp Owners' Association, Friends of Bennett Lake, Sudbury Trail Plan, Social Planning Council, Agricultural Advisory Panel, Development Liaison Advisory Committee and the St. Joseph's Health Centre provided input which was carefully considered in preparing the second draft of the Plan. We would be pleased to discuss how the input received was reviewed for incorporation into this draft.

It is anticipated that further public input sessions will be booked during the month of February and the City's Official Plan web page will be updated to include the new draft. CD copies of the revised draft will also be circulated. A workshop with City Council to discuss the details of the Plan and the issues associated with the Plan will be scheduled in February. Following receipt of input on the second draft, a proposed final Official Plan draft will be prepared for presentation at a public hearing before the Planning Committee.

Recommendation

That staff be directed to proceed with a public consultation process on the second draft of the new Official Plan.

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

Notes:

Page numbers refer to first draft issued September 2005.
Mapping revisions catalogued separately as Appendix B.

Section	Page	Issue	Response	Status
1.2	4	GSLIAP edit	Add "...and a wealth of summer and winter..."	Added Dec 13, 2005
1.4	10	GSLIAP edit	Add "...agricultural, industrial and urban runoff..."	Added Dec 13/05
3.2.1	25	Reference to Major Roads	Change reference from Major Roads to <i>Arterial Roads</i>	Added Dec 20/05
3.2.2	26	Need additional policy in <i>Living Area II</i> (Non-Urban Settlements) to indicate only infilling and rounding out of development allowed (i.e., plans of subdivision in partially serviced or unserved areas are discouraged).	Add the following as Policy 5 to Section 3.2.2: "Given the rural nature of Non-Urban Settlements, only infilling and rounding out of existing development may be permitted in <i>Living Area II</i> . For those areas that are partially serviced, there must be adequate reserve sewage or water capacity, whichever is applicable (see Section 12.2)."	Added Nov 29/05
4.2.1.1 Policy 2	34	Edit	Delete "existing"	Added Jan 6/06
4.3	39	Concern related to the integration	Add the following to the introduction with cross-	Added

Section	Page	Issue	Response	Status
		and compatibility of general industrial uses in <i>Mixed Use Commercial</i> areas	reference to Section 14.5 (Urban Design): "General industrial uses may be permitted subject to their compatibility with surrounding uses and their overall visual impact on mixed use corridors (see Section 14.5, Policy 4)."	Dec 20/05
4.4	42	Need to address criteria for conversion of <i>Institutional</i> properties declared surplus	Add criteria for conversion from Sudbury Secondary Plan (Section 2.11 d) as Policy 5 in the <i>Institutional</i> section of new Plan	Added Nov 29/05
4.6.1	45	Missing lot creation policies for rural residential development in <i>Mining/Mineral Reserve</i>	Add the following as Policy 5 to Section 4.6.1 with cross-reference to Section 5.2.2: "New lot creation for rural residential development is not permitted on lands designated as <i>Mining/Mineral Reserve</i> (see Section 5.2.2)."	Added Dec 29/05
4.6.2	48	Missing lot creation policies for rural residential development in <i>Aggregate Reserve</i>	Add the following as Policy 2 to Section 4.6.2 with cross-reference to Section 5.2.2: "New lot creation for rural residential development is not permitted on lands designated as <i>Aggregate Reserve</i> (see Section 5.2.2)."	Added Dec 29/05
5.1	49	GSLIAP edit	Add " recognize the importance of agriculture, silviculture and other rural..."	Added Dec 13/05
5.2.1 Policy 3	51	Public access should refer to water access	Change to "public water access"	Added Nov 29/05

Section	Page	Issue	Response	Status
5.2.1	51	Plan needs to address seasonal residential zoning	Add as policy to Section 5.2.1: "The Plan contemplates a seasonal residential zone in the implementing Zoning By-law. New lots proposed for seasonal residential use may be permitted in the <i>Rural Areas</i> designation on water bodies subject to rezoning."	Added Dec 8/05
5.2.2 Policy 1	52	SDHU edit: use consistent terminology	Change sub-section d) from "Natural Environment features" to "significant natural features" to be consistent with terminology used in Chapter 9.0	Added Dec 21/05
5.2.2 Policy 2a	52	More restrictive lot creation policies applied to properties within 300 m of <i>Agricultural Reserve</i>	Revise policy 2 by deleting provision a) so that a minimum parcel size of 5 acres applies to all areas designated <i>Rural</i> regardless of proximity to <i>Agricultural Reserve</i>	Added Nov 29/05
5.2.2 Policy 3	52	Waterfront lot creation policies in <i>Rural Areas</i> do not speak to seasonal vs. permanent use	Expand this Section 5.2.2, Policy 3 to include the following: <ul style="list-style-type: none"> a) remains the same b) New lots for permanent waterfront residential use must front onto a public road that is maintained year-round. c) New lots for seasonal waterfront residential use are permitted on lakes with public water access with adequate off-street parking and boat docking facilities. d) Existing part b becomes part d. 	Added Nov 29/05

Section	Page	Issue	Response	Status
5.2.2 Policy 4	53	Policy 4 related to the limit on the number of lots to be created from a single parent parcel should refer to non-waterfront parcels only; date should also be updated to reflect adoption of new Plan	Move to Policy 2 c); change date to "...based on the date of the adoption of this Plan."	Added Nov 29/05
5.2.6 Policy 3b	56	GSLIAP/SDHU edit	Delete phrase "that generate less than 4,500 litres of wastewater a day"	Deleted Dec 13/05
5.2.6 Policy 3f	56	GSLIAP edit	Add "...result from the year-round activities of..."	Added Dec 13/05
6.2.2 Policy 2b	59	Hectares to acres	Add 74 acres to minimum parcel size	Added Nov 29/05
6.2.2 Policy 3	60	Clarify intent	Add the following to Policy 3: "...agriculture-related commercial or industrial uses..."	Added Jan 6/06
7.1	62	No mention of tourism as part of <i>Parks and Open Space</i> objectives	Add to 7.1, sub-section e: "...and to enhance tourism development."	Added Dec 29/05
7.2.1 Intro	62	Reference to Rainbow Routes as a set of trails	Change to "...and other local trails"	Added Dec 8/05
7.2.1 Policy 6e	64	Public access should be made available on all lakes, not just	Change to "...ensure that public access is available on water bodies in the City."	Added Dec

Section	Page	Issue	Response	Status
		major ones		13/05
7.2.2 Policy 3	66	edit	Add " public open space network"	Added Jan 6/06
Part III intro	68	GSLIAP edit	Add "...agricultural, industrial and urban runoff..."	Added Dec 14/05
8.2 Intro	71	GSLIAP edit	Add "...agencies and stakeholders involved with water regulation and stewardship may be..."	Added Dec 13/05
8.2	72	Add program to lend support to Living with Lakes Centre	Add the following as a program to Section 8.2: "Council will work with key stakeholders to establish a Living With Lakes - Centre of Excellence in Freshwater Restoration in Greater Sudbury whose mission would complement and support City water quality initiatives and provide further recognition to Greater Sudbury as a City of Lakes."	Added Dec 20/05
8.5	77	Lakes subject to long-term environmental monitoring should be designated or identified in Plan	Add to introduction to Section 8.5: "Several lakes have been used for long-term monitoring of aquatic ecosystem recovery (Clearwater, Lohi, Middle, Hannah, Swan, Joe, Nelson, Sans Chambre)."	Added Dec 14/05
8.5.2	79	GSLIAP recommends additional policy re vegetative buffers	Add the following as sub-section 2c based on staff discussions Dec 12/05 related to existing setback requirements and buffers: "Maintain shoreline buffer zones at a minimum of	Added Dec 13/05

Section	Page	Issue	Response	Status
			12 metres from the water's edge for all new and existing waterfront development. For existing properties, an educational, outreach program shall be developed to encourage revegetation of shoreline buffer zones and upland areas in order to increase the amount of vegetation around shorelines."	
8.6.2 Policy 2	81	Concern related to the priority ranking of subwatershed plans	Add the following to the last statement to indicate the ranking is flexible in implementation: "The priority ranking for subwatershed plans may change based on the results of the Source Water Protection process, or in response to new information."	Added Dec 13/05
8.6.3 Policy 4d	83	SDHU edit: Industrial runoff and stormwater management need to be better linked	Add the following to Policy 4d: "In particular, special measures must be proposed where a site is intended for industrial development."	Added Dec 21/05
8.6.3	83	Plan needs policy on stormwater retrofits to address site-specific issues such as runoff at Bell Park	Add as Policy 5 to Section 8.6.3: "The City will identify opportunities where retrofits can be effectively utilized to remedy existing stormwater problems."	Added Dec 29/05
8.6.4	83	Section on stormwater management can be better integrated into Section 8.6.3 as all policies are site-specific	Move introductory paragraph of Section 8.6.4. to become second paragraph under Section 8.6; integrate policies of Section 8.6.4 into Section 8.6.3	Added Dec 29/05

Section	Page	Issue	Response	Status
9.2.4 Policy 2	90	GSLIAP edit	Change "should" to "shall"	Added Dec 13/05
9.3	92	Plan is missing forestry policies	<p>Add forestry policies based on staff submission to become Section 9.3:</p> <p>Wise forestry practices ensure not only the production of wood and wood products, but also maintain and enhance forest ecosystem conditions and productivity, protect and conserve forest soil and water resources, conserve the biological diversity of the City's forests, and provide sustainable economic and social benefits.</p> <p>Within the City, large tracts of forested land exist primarily on Crown and mining company lands. Forests on Crown lands are managed for timber production and other purposes under the Crown Forest Sustainability Act.</p> <p>Policies</p> <ol style="list-style-type: none"> 1. On Crown lands, cooperate with the Ministry of Natural Resources, the forestry industry, and other stakeholders to carry out sustainable forest management. 2. On private lands, recognize that forestry is a permitted land use in the Agricultural Reserve and 	Added Dec 13/05

Section	Page	Issue	Response	Status
			Rural Areas. 3. On private lands that do not support production forests, retain tress and major woodlots, whenever possible, as one method of maintaining visual relief and conserving natural resources.	
9.3	92	No policies or programs related to tree-cutting or misuse of forest resources	Add the following as a program to Section 9.3 on Forest Resources: "Council shall consider passing a tree-cutting by-law under the <i>Municipal Act</i> in order to prevent misuse of forest resources which result from poor land use practices, and as a means of retaining trees and major woodlots in order to maintain visual relief and conserve natural resources."	Added Dec 20/05
Chapter 11.0 (and other applicable sections of Plan)	105	SPC edit: Bicycle lanes and paths are distinct: lanes are located on roadway, whereas paths are generally integrated into boulevard/sidewalk	Conducted word search of entire document and revised terminology where applicable	Added Dec 22/05
11.2.2	107	SDHU edit: Bicycle lanes should also be added to list of provisions to consider for new roads and the rehabilitation of existing roads	Add as item d: bicycle lanes	Added Dec 21/05
11.2.2.1	110	Barry Downe extension	Transportation Background Study does not identify the Barry Downe extension as a short, mid or long	Mapping change

Section	Page	Issue	Response	Status
			<p>term road improvement priority (i.e., proposed extension not supported by modeling results); however, the Study does recommend that any future Class EA study on the widening of MR 80 should consider the Barry Downe extension, and that any planning applications received in this area do not preclude the option of the Barry Downe extension, until such time as a future Class EA and route planning study can be completed.</p> <p>Indicate the Barry Downe extension as a conceptual road on Schedule 6, Transportation Network</p>	conveyed Nov 28/05
11.3.1 Programs	112	SDHU edit: Program related to bus stop improvements needs enhancement	Add the following to 11.3.1 sub-section e: “the improvement of bus stops with shaded structures integrated into bus shelters , route information displays, bus bay construction, and the addition of bike racks on buses. ”	Added Dec 21/05
11.3.2	113	SDHU edit: Need to address linkages between transit stops and trails	Add to 11.3.2, Policy 6: “... and wherever possible, connected to trail systems.”	Added Dec 21/05
11.5 Policy 1	115	Greater Sudbury Airport is designated <i>Rural</i> but a wider range of uses compatible with airports are encouraged	Add to second sentence: “ <i>Notwithstanding existing designations</i> , uses that supply...”	Added Nov 29/05

Section	Page	Issue	Response	Status
11.6 Intro	116	Introduction does not acknowledge importance of rail infrastructure to local economy	Revised second introductory paragraph to include the following: "Greater Sudbury's rail infrastructure plays an important role related to our long-term economic growth and serves as an effective and efficient means of moving goods and people. Several historical land use issues, however, have resulted from the history of rail operations. Rail lines within the former City of Sudbury and the location of rail yards adjacent to the Downtown act as barriers, restricting growth in several directions."	Added Dec 30/05
11.6	116	Rail policies need to address compatibility with proposed development adjacent to existing rail lines and rail yards, as well as requirements for noise and vibration studies	Policies on rail transportation revised based on input from CN and suggested policies submitted by Meridian Planning: 1. Change policy 1 to the following: "The City will work with the rail companies to implement any feasible relocation of existing rail lines or rail yards." Add the following as policies 2 through 4: 2. "Conflicts between rail facilities and adjacent land uses shall be minimized, wherever possible. Where conflicts arise, noise abatement measures will be in accordance with Ministry of the Environment standards and the appropriate rail company requirements."	Added Dec 29/05

Section	Page	Issue	Response	Status
			<p>3. "Any development proposal within 300 metres of a railway corridor or rail yard may be required to undertake a noise study and any development within 75 metres of a railway corridor or rail yard may be required to undertake a vibration study. Measures to mitigate any adverse effects from noise and vibration that are identified in the approved studies shall be implemented at the applicant's expense through the implementing subdivision or site plan agreements."</p> <p>4. "Any development adjacent to existing rail lines will ensure that appropriate safety measures such as setbacks, berms and security fencing are provided to the satisfaction of the City and in consultation with the appropriate rail company."</p> <p>5. Replace second sentence of existing policy 3 with the following: "Council shall cooperate with appropriate agencies and the rail companies to provide grade-separated rail crossings wherever feasible."</p>	
11.7 Policy 1	118	SDHU edit	Add " with adequate signage."	Added Dec21/05
11.7 Policy 5	118	Policies on the provision of sidewalks is not consistent with	Revise Policy 5 to be consistent with Transportation Study recommendations on the provision of	Added Nov

Section	Page	Issue	Response	Status
		<p>policies of the new Plan and recommendations from the Transportation Background Study</p>	<p>sidewalks (see Recommendation 20, page E7 in Transportation Study). Add the following:</p> <p>Sidewalks facilitate active living and are an essential component of good neighbourhood design, providing a safe pedestrian environment and access to other transportation linkages such as transit stops and trails. It is policy of this Plan to provide the following on new and reconstructed roads, when feasible:</p> <ol style="list-style-type: none"> a. Sidewalks on both sides of urban arterial roads and collector roads adjacent to developed lands; b. Sidewalks on at least one side of local roads; c. High quality pedestrian connections to transit; d. Pedestrian connections between neighbourhoods; and, e. Pedestrian linkages to major attractions/generators. 	29/05
11.7 Program 2	119	Plan needs to address active transportation linkages between communities (i.e., bicycle network)	<p>Add the following to Program 2 of Section 11.7: “...as well as enhanced linkages between neighbourhoods and communities.”</p>	Added Dec 30/05
12.2.2	123	SDHU edit	Move sub-section c to top of list: “Protects human	Revised

Section	Page	Issue	Response	Status
intro			health and the natural environment.”	Dec 21/05
12.2.2	125	Chapter 12.0: Utilities does not address fire flow issues	Add to Policy 2 of Section 12.2.2: “...including the adequacy of fire flows.”	Added Dec 16/05
12.2.3 Policy 2	126	GSLIAP edit	Add “ faulty systems are repaired, maintained and upgraded to meet...”	Added Dec 13/05
12.2.3 Policy 3	128	Re communal systems, change wording to be consistent with policy direction	Change from “is permitted” to “may be permitted”	Added Jan 6/06
12.4.2 Program 8	132	SDHU edit to energy efficiency programs	Add to sub-section b: “...and utilizing existing natural shade canopies to reduce summer energy use.”	Added Dec 21/05
14.4 Policy 1	142	SDHU edit	Add to Policy 1: Mature trees will be protected in order to provide shade canopy ...”	Added Dec 21/05
14.4	142	Plan does not have policy on preserving night skies	Add as Policy 6 to Section 14.4: “New developments should aim at reducing light pollution, preserving the night skies, and conserving energy through appropriate site design and use of external lighting on development sites.”	Added Dec 16/05
14.5 Policy 2	143	Clarify wording on landmark features	Add the following: “...including the completion of the Farmers’ Market.”	Added Dec 19/05

Section	Page	Issue	Response	Status
14.5 Policy 4	143	Urban design policies should apply to all Arterial Roads	Delete the words "...that provides access to the Downtown..."	Dec 20/05
14.5 Policy 5	144	SDHU edit	Add the following to Policy 5: "...including trails and bike paths."	Added Dec 21/05
14.5	144	Chapter 14.0, Urban Design does not protect view corridors to lakes.	Add as Policy 6 to Section 14.5: "View corridors to lakes should be preserved."	Added Dec 13/05
15.2	150	Clarify CIP areas not listed by priority	Add the following to the first sentence: Not listed by priority.	Added Jan 6/06
16.2.6 Policy 3	159	SDHU edit	Add the following to Policy 3 on sound municipal infrastructure: "Provide and maintain ..."	Added Dec 21/05
17.6	169	Plan should contain program options for tourism development with special mention of Sudbury Trail Plan	Add the following to Section 17.6 Programs for Economic Development: Will continue to develop tourism infrastructure and promote the City as an outstanding vacation destination and place to live and work by: i. leveraging natural amenities, environmental successes and geological history as recreational and lifestyle attractors; ii. selectively enhancing arts and cultural amenities to fit unique heritage and local	Added Dec 20/05

Section	Page	Issue	Response	Status
			<p>iii. strengths; building on existing world-class attractions such as Science North and Dynamic Earth to create a critical mass of tourism opportunities;</p> <p>iv. promoting and developing Greater Sudbury's outdoor recreation opportunities, including snowmobiling and the continued support of the Sudbury Trail Plan; and,</p> <p>v. creating a comprehensive marketing strategy to bring Greater Sudbury's tourism and lifestyle advantages to key markets.</p>	
20.7.1 f)	195	Should refer Policy 7 of Section 3.2.1	Change as required	Added Nov 29/05
21.1.2 Policy 4	203	SDHU edit	Change reference to SDHU to "with the appropriate regulatory authorities..."	Added Dec 21/05
21.2.2 a)	209	Need to add date of adoption of Lake Wanapitei Plan	Add date December 9, 1987	Added Nov 29/05
21.2.2	209	Policy a) requires clarification as it does not address road frontage requirements (refer to existing	Add "...provided that the property fronts on or has a registered right-of-way to an existing public road maintained year-round."	Added Nov 29/05

Section	Page	Issue	Response	Status
21.2.2	209	<p>policies in Lake Wanapitei Plan)</p> <p>Policies on the creation of new lots in the Non-Urban Settlement of Skead need to be added</p>	<p>Add the following as subsection c) based on policies from the Lake Wanapitei Plan - Section 3.4 c) parts i, ii, and v:</p> <p>c. permit minor expansion and infilling through severances or plan of subdivision provided that:</p> <ul style="list-style-type: none"> i. the density standards of 7.5 units per hectare (minimum lot size of 1333.3 m² and minimum frontage of 36 metres) are adhered to. Where such property has water frontage, the lot size shall be a minimum of 0.4 hectare and a water frontage 45 metres; ii. the property fronts on an existing public road maintained year-round; and, iii. for waterfront lots, the field bed can be located at a minimum setback of 45 metres from the highwater mark. 	Added Nov 29/05
21.3.1 2 nd para.	210	Underlying designations related to Valley East Urban Expansion Reserve	<p>Delete underlying <i>Agricultural Reserve</i> and <i>Rural Area</i> designations and indicate Urban Expansion Reserve on Land Use schedules with reference to Special Policy Section 21.3.1.</p> <p>Carry forward lot creation policies based on Valley East Secondary Plan (Section 4.4) and the</p>	Added Dec 7/05

Section	Page	Issue	Response	Status
			Regional Official Plan, Section 8.18, sub-section f), parts i. and v.	
21.3.1 Policy 1	210	Grammar	"...lots and parcels are permitted..."	Added Nov 29/05
21.4.7	215	Reference to grid-type street pattern	Change to "... require a connected street pattern...alternatives which reduce or eliminate the need for cul-de-sacs."	Added Dec 29/05
21.6.2	221- 222	Fairbank Lake policies on waterfront development: terminology is not consistent with <i>Rural Area</i> policies on waterfront lot creation	Policy 1 intro: Change to seasonal dwellings 1a) change to "...public road which is maintained seasonally or has public water access." 2d) change to "... clauses b) and c) of Policy 1 ..." 2g) add " For seasonal dwellings, a No Demand for Services Agreement is registered..." add 2h) "For permanent dwellings, permanent public road frontage is required."	Added Nov 29/05
21.6	225	Fairbank Lake special policy area missing policies on forestry	Add Section 2.7 of the <i>Secondary Plan of Fairbank Lake</i> as Section 21.6.6 of new Plan.	Added Dec 6/05
Chapter 22	238	Update site-specific policies	Insert updated chapter on site-specific policies	Added Dec 30/05

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Nov/Dec 2005

Appendix B: Map Changes to First Draft Official Plan

Section	Issue	Response
Natural Heritage Schedule 3	Change the legend on the Natural Heritage Map under the heading Sites of Geologic Interest from "Area of Natural and Scientific Interest (ANSI)" to "Provincial Candidate Area of Natural and Scientific Interest (ANSI)"	Map legend has been updated
Natural Heritage Schedule 3	Need to remove some Sites of Geological Interest due to inadequate background information	Removed a number of Sites of Geological Interest: Vermilion River-Chelmsford Formation Chelmsford Chelmsford-Formation Elsie Mountain Formation Laurentian University-Sudbury Breccia Graham-Stobie Formation Levack Astrobleme Drury Bedrock Formations Louise Aphebian Formations Denison-Aphebian Formations
Trails Schedule 5	The western portion of the Trans Canada Trail needs to be corrected	Map has been updated with correct trail location
ROW Schedule 7	Skill Lake – southeast of Fairbank was mislabeled as Gordon Lake	Removed the incorrect label
Site Specific Policies Schedule 2c	Double check OPA 234 and verify whether or not it should remain on Schedule 2c	Removed from map 2c
Site Specific Policies Schedule 2c	Check OPA 243, 248 and 251 – needs to get added to map	Added OPA 243, 248 and 251 as Site Specific Policies to Schedule 2c

Section	Issue	Response
Land Use Schedules 1a, b, c, 2c	Former government (MNR) dock appears in McFarlane Lake	Removed the dock shape and it now appears as part of McFarlane Lake
Transportation Schedule 6	Add primary, secondary, tertiary, and collector roads to the communities so they appear as they do in the final Transportation Background Study	<p>Updated the following streets:</p> <p>Capreol: Collector: added Stull, Lincoln, Dennie, Bloor, Front, Young, Hanna Primary: added Dennie Tertiary: added Dennie, Foch, Moose Mountain, Sellwood</p> <p>Hanmer: Collector: added Carmen, Theresa, St Michel, Francis, Colette</p> <p>Val Caron: Collector: added Helene, Belisle</p> <p>Blezard Valley: Collector: added Martin</p> <p>Azilda: Collector: added Rouleau, Brabant, Principale removed Western portion of Main</p> <p>Chelmsford: removed Western portion of Main</p> <p>Vermilion Lake: Collector: added Vermilion Lake, Gordon Lake</p> <p>Levack: Collector: added First</p> <p>Skead: Tertiary: MacIennan, Skead</p> <p>Falconbridge:</p>

Section	Issue	Response
		<p>Changed Tertiary to Secondary: Longyear, Skead, Falconbridge</p> <p>Garson: Collector: added Metcalfe</p> <p>Wahnapitae: Collector: added Glenbower, Lamothe</p> <p>Changed Wahnapitae Highway to Primary: Hill, Old Hwy 537</p> <p>Coniston: Changed East, Birch, Government to Secondary</p> <p>Lively: Collector: added Black Lake, Mikkola, Kantola, Turner, Niemi, Santala, Anderson, Old Soo, Eastern, Eleventh, First, Fourth, Sixth, removed Melvyn</p> <p>Naughton: Collector: added Simon Lake, Reserve</p> <p>Whitefish: Collector: added Fairbank Lake, Bay, Panache Lake</p> <p>Sudbury: Collector: added Charlotte, Worthington, Downland, removed portion of Gemmell west</p> <p>Primary: added Ste Anne</p> <p>Changed part of Elm, Lloyd and Lorne from Primary to Secondary</p> <p>Expanded the designation northward</p>
Land Use Schedules 1a, b, c, 2c	Correct the commercial designation west of Caswell drive (as it appears in the Sudbury Secondary Plan)	
Land Use	Remove Airport property from Mining/Mineral	Completed

Section	Issue	Response
Schedules 1a, b, c, 2c	Reserve	
Land Use Schedules 1a, b, c, 2c	Update Mining/Mineral Reserve to match how it appears in the Secondary Plans	Updated the following so the Mining/Mineral Reserve appears as it does in the listed Secondary Plans: Valley East – Whitson Lake – removed portion of Mining/Mineral Reserve from southwest and northeast shoreline (OPA 168 & 204 areas) and made them Rural Rayside-Balfour – changed the Mining/Mineral Reserve to Rural around Whitewater Lake
Land Use Schedules 1a, b, c, 2c	Remove the “Tertiary” deposits from the Aggregate Resource Area	Updated the Aggregate Resource Area
Land Use Schedules 1a, b, c, 2c	Remove the Agricultural Reserve and Rural designations from the Valley East Urban Expansion Reserve area and add the Urban Expansion Reserve as a land use designation	Removed Agriculture Reserve & Rural designations and replaced them with Urban Expansion Reserve
Transportation Schedule 6	Need to add the Barry Downe Road extension to Hanmer on the Transportation map	Added conceptual road to Transportation Schedule 6
South End Natural Assets Schedule 2b	Bennett Lake label is missing on the South End Natural Asset Schedule	Added label to Schedule 2b
ROW Schedule 7	Lake labels are absent from the ROW Schedule	Lake labels have been added to Schedule 7
Land Use Schedules 1a, b, c, 2c	Property in Lively needs to be changed from Rural to Living Area I (OPA 180)	Added Living Area I to property in Lively

Section	Issue	Response
Land Use Schedules 1a, b, c, 2c	Bleazard Valley settlement boundary needs to be corrected	The settlement boundary for Bleazard Valley has been adjusted
Land Use Schedules 1a, b, c, 2c	Bleazard Valley land use change – Living Area II needs to be altered to match the altered settlement boundary	The Living Area II land use designation in Bleazard Valley has been adjusted to line up with the new settlement boundary, the land use outside of the new boundary has changed from Living Area II to Agriculture Reserve
Transportation Schedule 6	Check the status of the proposed roads in the area between Whissell, Beatrice and Alexander Streets (Ponderosa)	Pending – awaiting information from the Public Works Department
Land Use Schedules 1a, b, c, 2c	Need to rename Aggregate Resource Area in the legend to Aggregate Reserve as it appears in the draft Plan	Changed the legends in the Land Use Schedules from Aggregate Resource Area to Aggregate Reserve
Land Use Schedules 1a, b, c, 2c	Need to re-order legend items to better correspond with the draft Plan	Updated the legends on the Schedules
Trails Schedule 5	Missing trail linkages in Bleazard Valley, Garson, Sudbury and Azilda	<p>Added the following trail linkages:</p> <ul style="list-style-type: none"> -proposed loop in Bleazard Valley -proposed loop in Garson -expanded the northern portion of the Ramsey Lake Boardwalk -central Azilda trail added

Compiled by the Community & Strategic Planning Section, City of Greater Sudbury
Nov/Dec 2005

**Appendix C:
Schedule of Public Input Sessions and Special Presentations**

Date	Ward	Location
November 1, 2005	1	McClelland Community Centre - Hall 1 Garrow Rd. Copper Cliff, ON P0M 1N0
November 1, 2005	5 – 6	Tom Davies Square - Foyer 200 Brady St. Sudbury, ON P3A 5P3
November 2, 2005	2	Lionel E. Lalonde Centre - Library 239 Montee Principle Azilda, ON P0M 1B0
November 2, 2005	4	St. Mary School 26 Meehan Ave. Capreol, ON P0M 1H0
November 3, 2005	3	Valley East Citizen Service Centre/Public Library Meeting Room #1 4100 Elmview Dr. Hanmer, ON P3P 1J7
November 3, 2005	5	St. Paul the Apostle Elementary School 1 Edward St. N. Coniston, ON P0M 1M0

Date	Ward	Location
November 14, 2005	1	T.M. Davies Community Centre/Arena - Hall 325 Anderson Dr. Lively, ON P3Y 1J3
November 14, 2005	2	Dowling Leisure Centre - Boardroom 79 Main St. W. Dowling, ON P0M 1R0
November 16, 2005	3	Pioneer Manor 960 Notre Dame Ave. Sudbury, ON P3A 2T4
November 16, 2005	4	Garson Community Centre/Arena - Hall 100 Church St. Garson, ON P3L 1T7
November 17, 2005	5	Countryside Sports Complex - Gallery 235 Countryside Dr. Sudbury, ON P3A 5A2
November 17, 2005	6	St. Andrew Elementary School 1305 Holland Rd. Sudbury, ON P3A 3R4
various dates	-	Agricultural Advisory Panel Tom Davies Square

Date	Ward	Location
various dates	-	Greater Sudbury Lake Improvement Advisory Panel Tom Davies Square
October 12, 2005	-	Vegetation Enhancement Technical Advisory Committee Tom Davies Square
November 3, 2005	-	Development Liaison Advisory Committee Council Chamber Tom Davies Square
November 9, 2005	-	Mayor and Council's Roundtable on Seniors' Issues Tom Davies Square
November 10, 2005	-	Greater Sudbury Chamber of Commerce – Advocacy Committee 40 Elm St., Suite 1 Sudbury, ON P3C 1S8
November 15, 2005	-	Rainbow Routes Tom Davies Square
November 24, 2005	-	Greater Sudbury Heritage Museum Advisory Board GSPL Main Branch
December 6, 2005	1	Residents of Beaver Lakes Area
December 21, 2005	-	Social Planning Council Tom Davies Square

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