

People Engaged ★ Places Defined ★ Progress Driven

# Official Plan officiel

Une collectivité qui s'engage ★ Un plan précis ★ La route du progrès

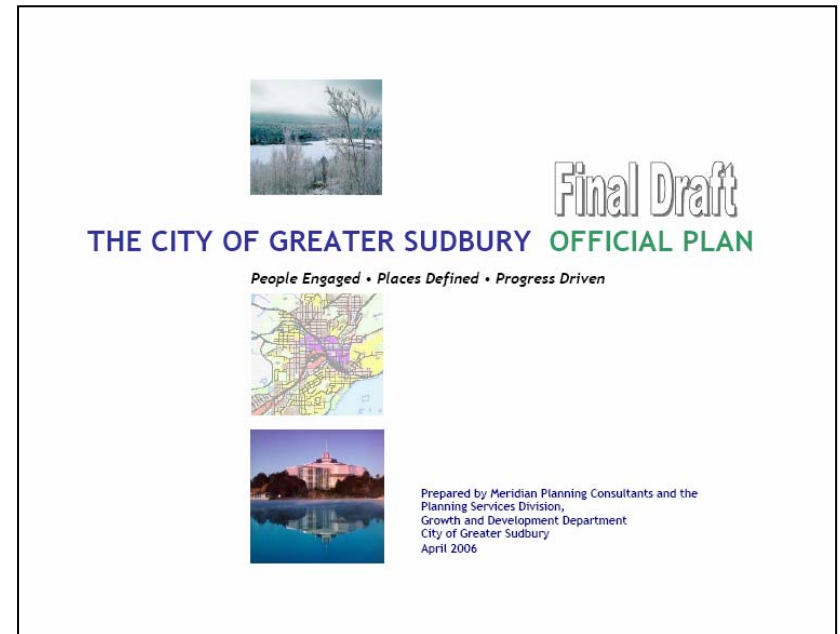
## THE CITY OF GREATER SUDBURY OFFICIAL PLAN



May 2, 2006

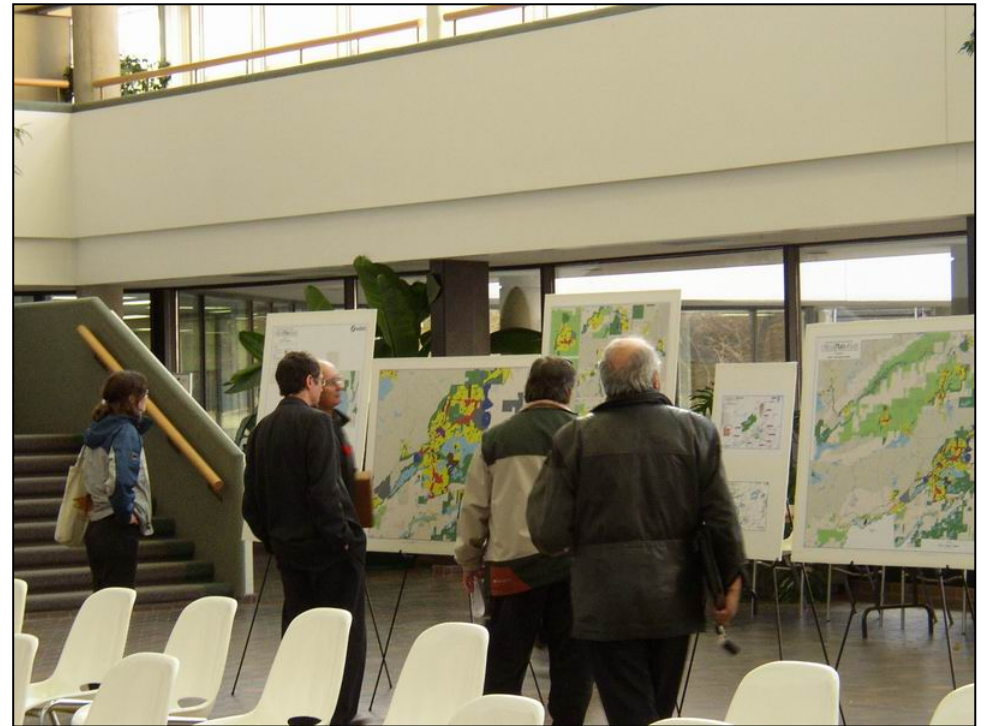
## Introduction

- Final draft of new single plan for the entire City
- First draft Sept 2005
- Second draft Jan 2006
- Input gathered through public meetings, open houses and written submissions
- Ministry modifications and approval required after adoption



## 2<sup>nd</sup> Round of Public/Stakeholder Input

- Protection of waterbodies
- More active transportation opportunities
- Barry Downe extension
- Agricultural Reserve



## Major Revisions to Second Draft: Wind Energy

- Policies related to wind energy have been clarified
- Individual generating systems permitted in all designations (small wind systems)
- Wind farms allowed by rezoning in Rural Areas, Agricultural Reserve and the Mining/Mineral Reserve



## Sidewalks

- Numerous comments received on improving the active transportation network
- Important component of a healthy community
- Policies on the provision of sidewalks revised to reflect Transportation Study recommendations and public input
- Study will be undertaken to identify criteria for the future provision of sidewalks





## Size of Unserviced Waterfront Lots

- SDHU and MOE requested an increase in minimum lot size
- Concerns over environmental impacts of unserviced development
- Strong public support related to lake water quality
- Minimum lot size for unserviced waterfront lots increased to 0.8 ha (2 acres) from 0.4 ha (1 acre)



## Barry Downe Extension

- Draft 2 added Barry Downe extension as a conceptual road to Schedule 6: Transportation Network
- Based on Transportation Study recommendations that any future Class EA study on MR 80 should consider the Barry Downe extension
- Consistent with Valley East Secondary Plan
- Explanatory text has been added to draft Official Plan





## Lakes at Capacity

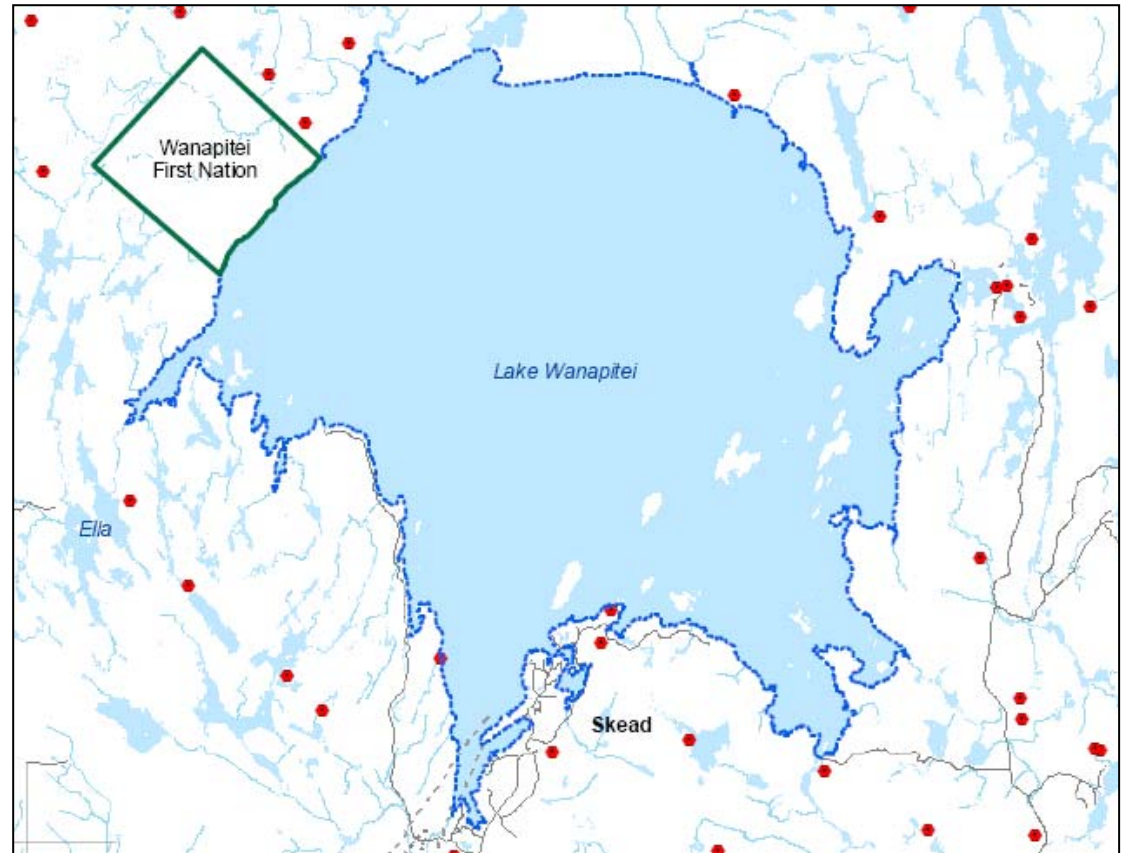
- MOE provided list of lakes at capacity which have been integrated into Plan
- Plan includes policy restricting new lots where private septic systems are closer than 300 metres to shoreline
- Additional lakes may be added as new information becomes available





## Additional Flood Plain Areas

- NDCA and MNR have provided flood plain elevations for both Lake Wanapitei and Lake Panache
- Flood plain policies for both areas added to Section 21.7 to reflect this new information



## Agricultural Reserve

- 2<sup>nd</sup> draft presented two additional options
- Final draft proposes an Agricultural Reserve based on OMAFRA recommendations
- Identified as provincially significant agricultural lands
- Agricultural land uses continue to be permitted in the Rural Areas designation



## Hydrogeological Assessment

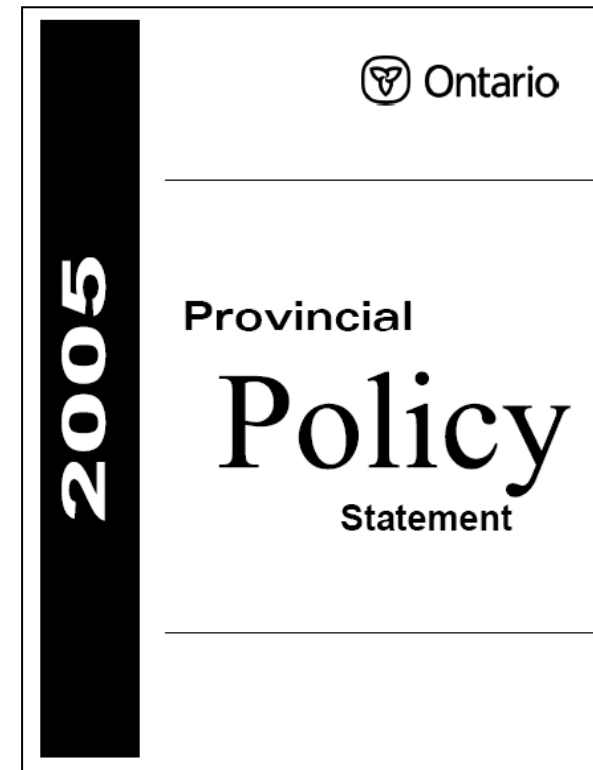
- For unserviced lot creation less than 0.8 ha (2 acres) in size, a hydrogeological assessment is required
- Ensures that unserviced lots can accommodate development without impacting groundwater quality
- Added as response to comments from the Province





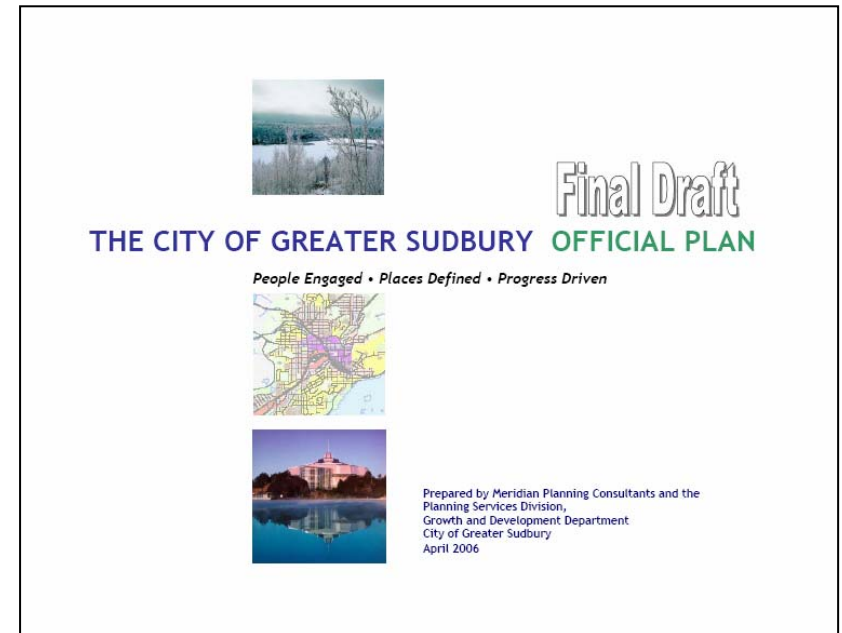
## MMAH comments

- Plan requires Ministerial approval
- Initial round of technical comments incorporated into draft
- 2<sup>nd</sup> round of comments involves addition of phasing policies to the Plan consistent with the PPS



## Other Revisions Recommended

- Minor revisions requested as part of plan adoption
- Mainly housekeeping items, policy clarification and modifications
- Detailed in Staff Report



## Recommendation

That the proposed Official Plan, with the revisions set out in Part 5 of the staff report and the Addendum to the staff report, be adopted.