

## DECISION

With Respect to Official Plan Amendment Number 88  
to the Official Plan for the City of Greater Sudbury  
Subsection 17(34) and Section 26 of the *Planning Act*

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I hereby modify and approve, as modified, all of Amendment Number 88 to the Official Plan for the City of Greater Sudbury as adopted by By-Law 2018-124P on June 26, 2018, subject to the following modifications:

1. PAGE 22, PART B, ITEM 32, is hereby modified by adding a second sentence in paragraph b. which states "The location of permitted mineral aggregate operations can be found through provincial mapping such as the Ministry of Natural Resources and Forestry's Pits and Quarries Online."
2. PAGE 23, PART B, ITEM 34, is hereby modified by:
  - a. Deleting and replacing paragraph a. with the following: "Replacing the first sentence in policy 2 with the following: "2. The City will monitor the supply and demand of rural lots with a goal of avoiding an oversupply of rural lots. The policies of this plan will be reviewed and revised if it has been demonstrated that the existing policies have not had the effect of aligning the supply of rural lots not on a waterbody or watercourse with projected need. For new rural lots not on a waterbody or watercourse, the following lot creation policies apply:""
  - b. Deleting and replacing paragraph b. with the following: "Deleting the phrase "based on the date of adoption of this Plan" and replacing it with the phrase "in existence as of June 14, 2006";
  - c. Adding a new paragraph c which states: "Adding a new policy 3 which states as follows, and renumbering subsequent paragraphs: "3. Where an official plan amendment is requested for lot creation in excess of the permitted three severed lots plus a retained, a planning report shall be submitted which demonstrates conformity with the Official Plan and consistency with the Provincial Policy Statement, and which demonstrates that:
    - a. That the application will not exacerbate the existing supply of available vacant rural lots.
    - b. That there is a need for the proposed new lot(s) in order to accommodate projected rural unit growth over the life of the plan.
    - c. Additional studies required by the official plan to address any negative cumulative impacts (e.g., servicing) may also be required.

For any official plan amendment to permit additional rural lots not on a waterbody or watercourse, the severed and retained parcels must meet the minimum lot size referred to in Policy 2."

- d. Changing references to policy 3 to policy 4 in paragraphs c to i.
3. PAGE 26, PART B, ITEM 39, is hereby modified by:
- Deleting the word "and" at the end of paragraph d.;
  - Adding a new paragraph e. which states: **"Deleting the words 'New lot creation is restricted only to agricultural and agricultural-related uses.'; and"; and**
  - Renumbering subsequent paragraphs.
4. PAGE 31, PART B, ITEM 48, is hereby modified by adding a new policy c.7 which states: **"In other areas, the City will consider the location of highly vulnerable aquifers and significant groundwater recharge areas when making decisions on planning and development."**
5. PAGE 34, PART B, ITEM 50, is hereby modified by deleting and replacing the number "20" with "30" in the third paragraph.
6. PAGE 39, PART B, ITEM 61, is hereby modified by
- Deleting paragraph j. and replacing it with a new paragraph j. that states as follows: **"j. Deleting the words "are considered to be within 50 metres of significant" and replacing them with the word "to" in policy 3"; and**
  - Deleting paragraph k. and replacing it with a new paragraph k. that states as follows: **"k. Adding the words "may vary depending on general habitat descriptions. Habitat descriptions can be obtained through the Ministry of Natural Resources and Forestry" After the words "habitat of endangered and threatened species" in the second last sentence of policy 3."**
  - Adding a new paragraph l which states as follows: **"l. Adding the words "completed by a qualified professional" to the end of the last sentence of policy 3."**
7. PAGE 40, PART B, ITEM 63, is hereby modified by adding a new paragraph m. which states as follows: **"m. Deleting '30' in the second sentence of policy 3 and replacing it with '120'".**
8. PAGE 45, PART B, ITEM 79, is hereby modified by:
- adding a new Policy 3 which states: **"3. Applicants may be required to undertake a site review to assess the level of wildland fire hazard and associated risk on and in the vicinity of proposed development lands."**
  - Adding the following words to the end of the first sentence in Program 1: **"including those set out in the Ministry of Natural Resources and Forestry's Wildland Fire Risk Assessment and Mitigation Reference Manual".**

9. PAGE 61, PART B, ITEM 147, is hereby modified by replacing the word "two" with **"three"** in paragraph c and adding a new third paragraph which states: **"A public consultation strategy, satisfying the requirements of this Plan and the Planning Act, is required for all applications for an official plan amendment, zoning by-law amendment, and/or plan of subdivision."**
10. PAGE 61, PART B, ITEM 149, is hereby modified by:
- a. Deleting the following words "and,"; and" in paragraph g
  - b. Deleting the period after the words "wind studies" in paragraph h and adding the following text after the semi-colon: **"and"; and"**
  - c. Adding a new paragraph i which states: **"Adding a clause aa as follows:**
    - aa. **A strategy for consulting with the public (for official plan amendments, zoning by-law amendments and plans of subdivision/condominium only)."**
11. PAGE 65, PART B, is hereby modified by adding a new Item 184 as follows: **"In Section 4.0, Employment Areas, in the 7th paragraph, by deleting the words "Mining and Aggregate:" and by adding a new sentence to the end of the paragraph which states: "Due to the extensive geographical nature of these designations, the Mining/Mineral Reserve and the Aggregate Reserve are not included as Employment Areas for the purposes of calculating the protection of a 20 year supply of employment areas as required in the Provincial Policy Statement."**
12. PAGE 65, PART B, is hereby modified by adding a new Item 185 as follows: **"In Section 4.6, Mineral and Aggregate Extraction Designations, by adding a third paragraph which states "Due to the extensive geographical nature of these designations, the Mining/Mineral Reserve and the Aggregate Reserve are not included as Employment Areas for the purposes of calculating the protection of a 20 year supply of employment areas as required in the Provincial Policy Statement."**
13. PAGE 65, PART B, is hereby modified by adding a new Item 186 as follows: **"Schedule 1a, Schedule 1c, and Schedule 3, are hereby modified to re-designate certain lands designated "Rural" to the "Agricultural Reserve" as depicted on Appendix 'A' attached hereto, dated January 3, 2019."**
14. PAGE 65, PART B, is hereby modified by adding a new Item 187 as follows: **"Schedule 5 is hereby modified to identify additional lands as Provincially Significant Wetland, as depicted on Appendix 'B' attached hereto, dated January 3, 2019."**

15. Page 65, PART B, is hereby modified by adding a new item 188 as follows: "Schedules 1A, 1B and 3 are hereby modified to re-designate lands as shown on Appendix 'C' attached hereto, dated January 3, 2019."

16. Page 65, PART B, is hereby modified by adding a new item 189 as follows: "Schedules 1A, 1B and 3 are hereby modified to re-designate lands as shown on Appendix 'D' attached hereto, dated March 29, 2019."

Dated at Toronto this 25 of April, 2019



Marcia Wallace  
Assistant Deputy Minister  
Municipal Services Division  
Ministry of Municipal Affairs and Housing

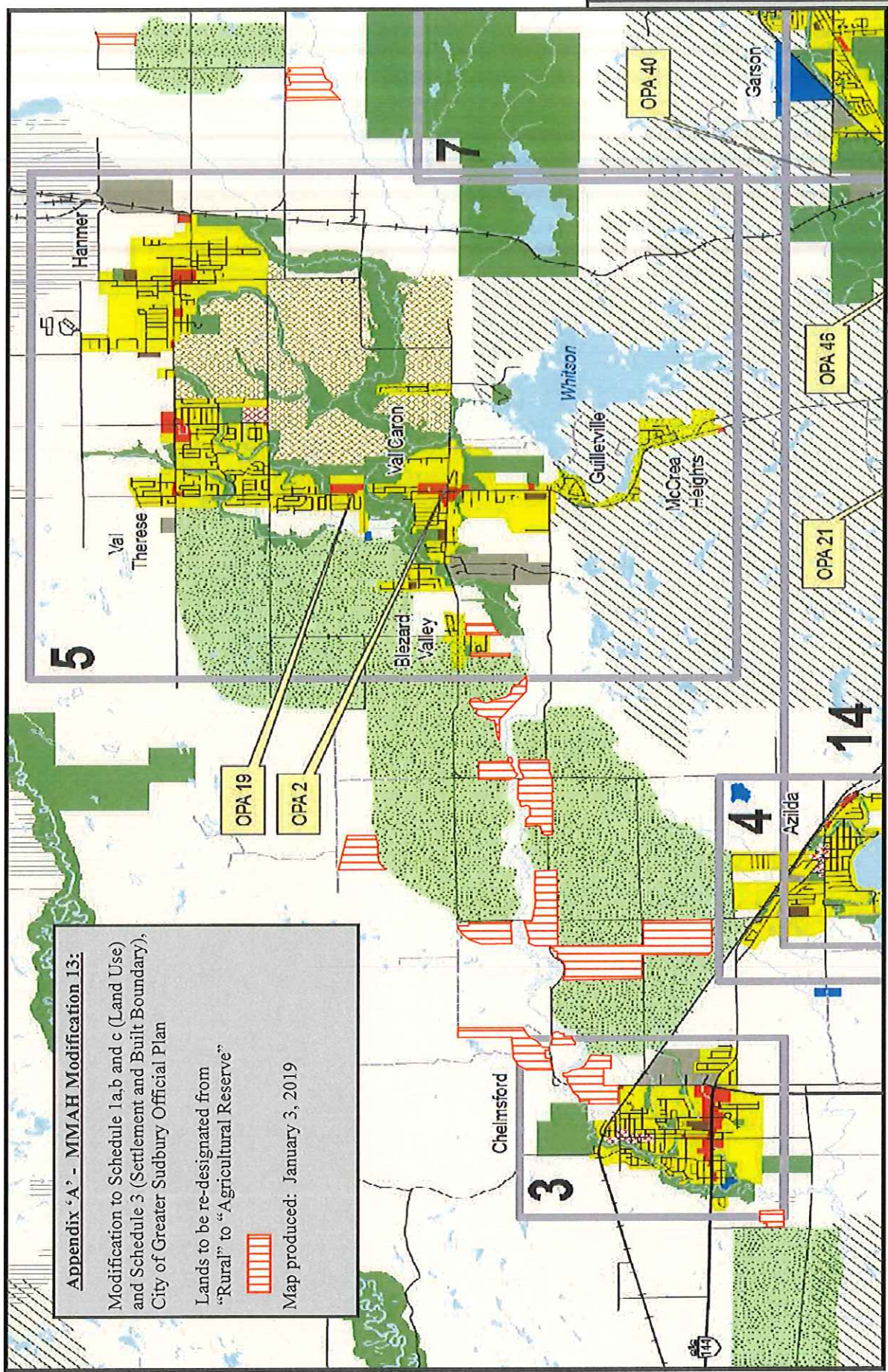
**Appendix 'A' - MMAH Modification 13:**

Modification to Schedule 1a, b and c (Land Use)  
and Schedule 3 (Settlement and Built Boundary),  
City of Greater Sudbury Official Plan

Lands to be re-designated from  
"Rural" to "Agricultural Reserve"



Map produced: January 3, 2019



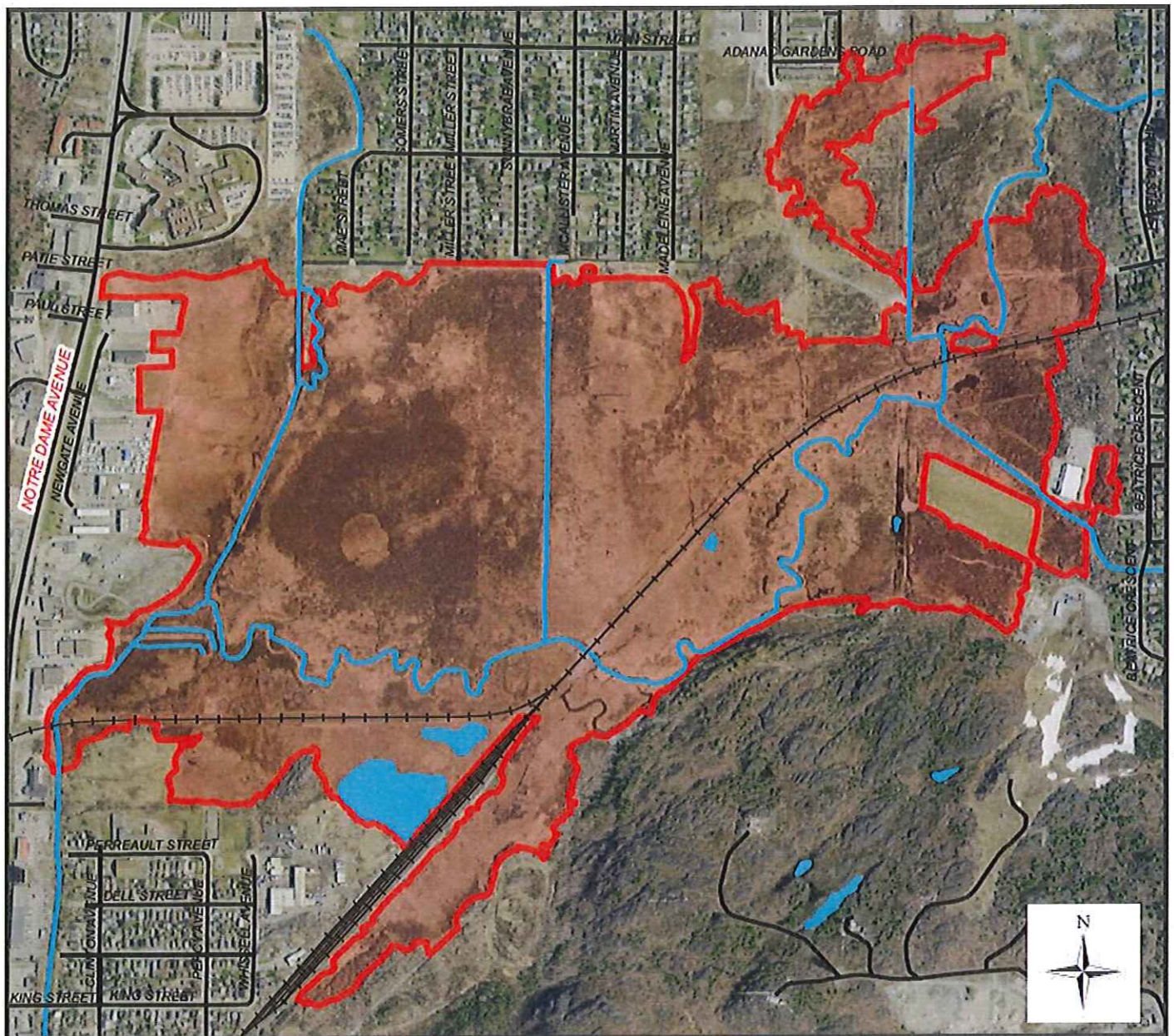
Appendix 'B' - MMAH Modification 14

Modification to Schedule 5 (Natural Heritage), City of Greater Sudbury Official Plan

Lands to be identified as "Provincially Significant Wetland (PSW)"



Map produced January 3, 2019



# Appendix 'C' - MMAH Modification 15

Modifications to Schedules 1a, 1b, and 3, City of Greater Sudbury Official Plan

Map produced January 3, 2019



From General Industrial  
to Rural (OPA 63)

O'Neil Drive West

National Street

Gladys Street

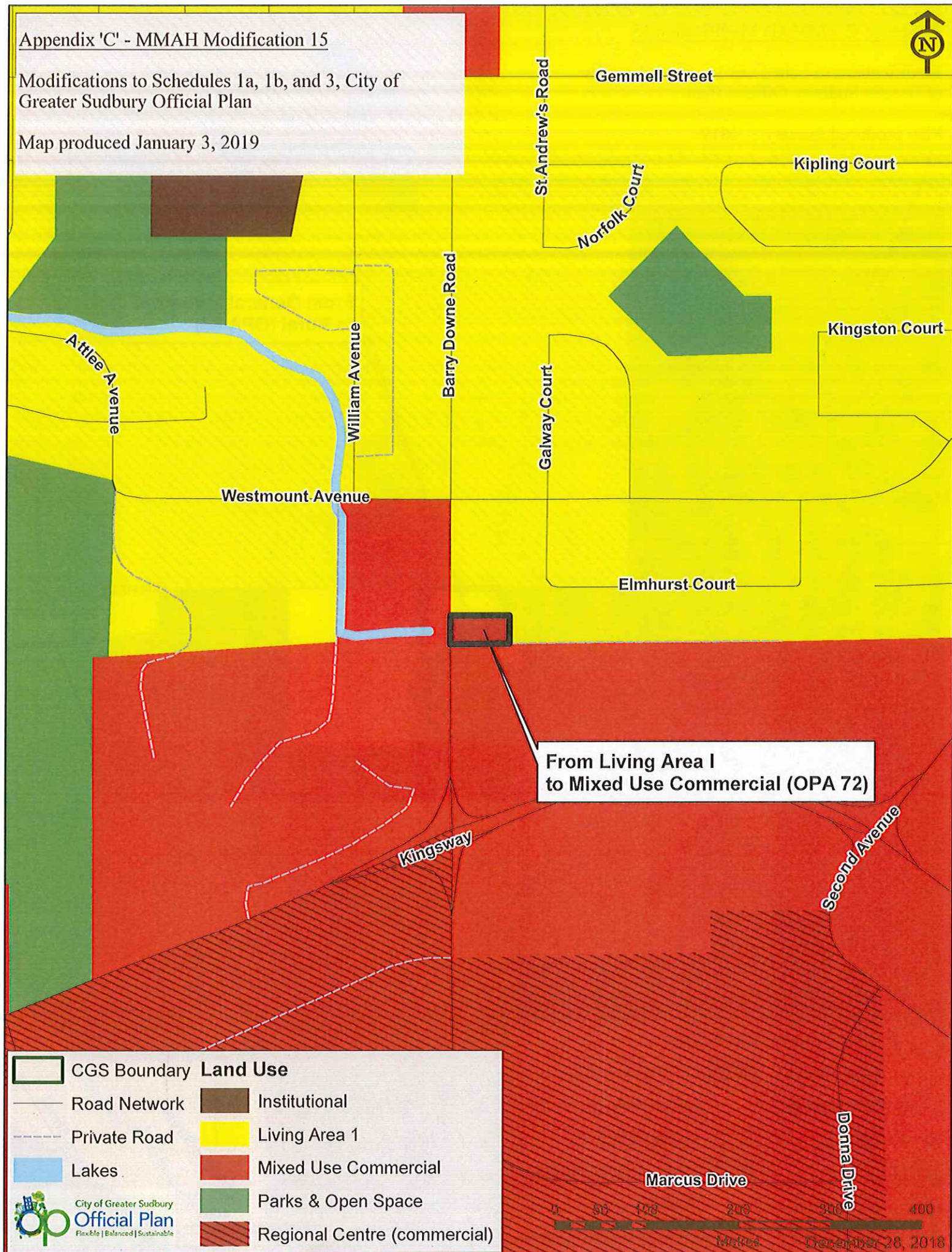
Alice Street

	CGS Boundary	<b>Land Use</b>
	Road Network	
	Private Road	
	Railway	
	Lakes	

# Appendix 'C' - MMAH Modification 15

Modifications to Schedules 1a, 1b, and 3, City of Greater Sudbury Official Plan

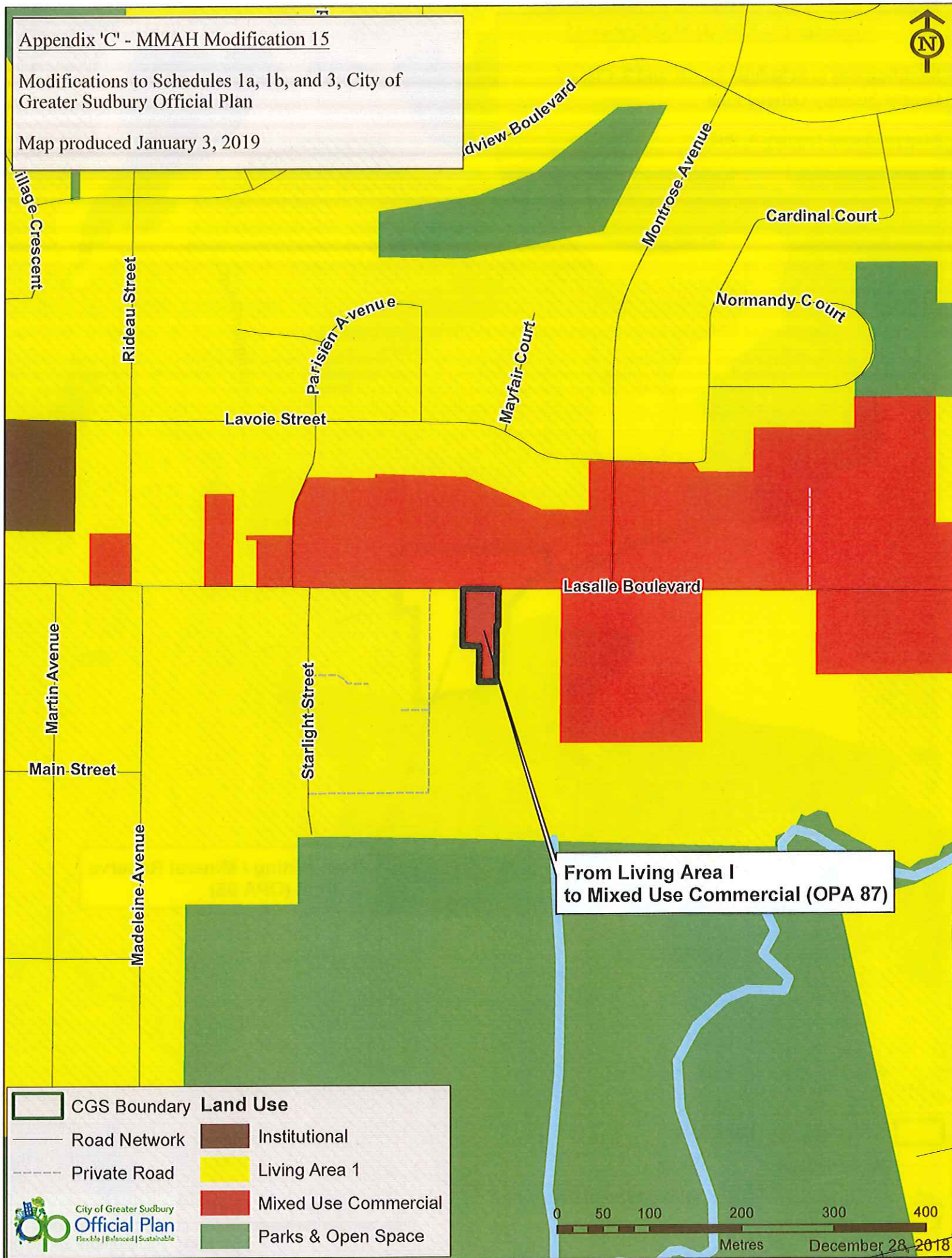
Map produced January 3, 2019



# Appendix 'C' - MMAH Modification 15

Modifications to Schedules 1a, 1b, and 3, City of  
Greater Sudbury Official Plan

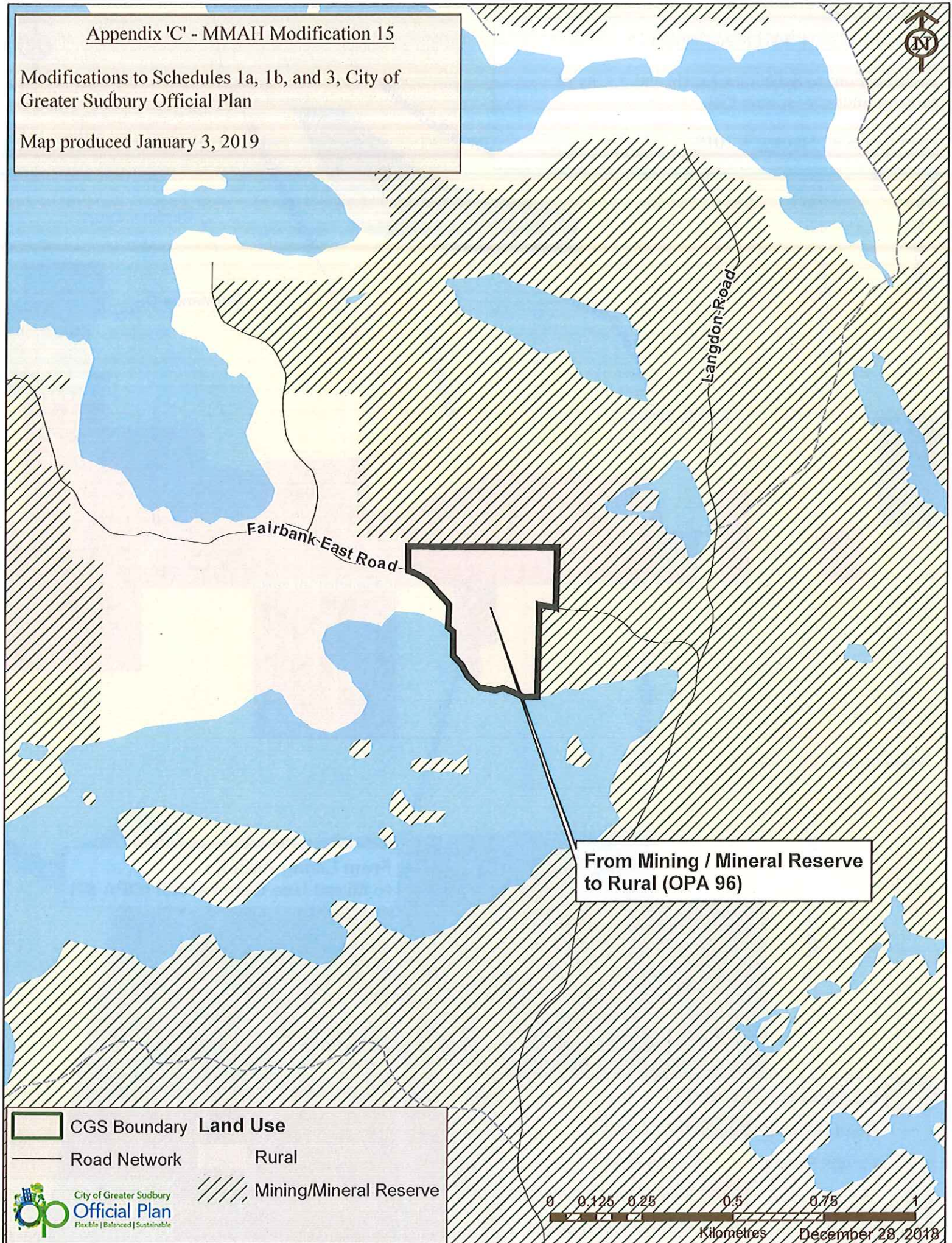
Map produced January 3, 2019



Appendix 'C' - MMAH Modification 15

Modifications to Schedules 1a, 1b, and 3, City of  
Greater Sudbury Official Plan

Map produced January 3, 2019



# Appendix D - MMAH Modification 16

Modification to Schedules 1a, 1b, and 3,  
City of Greater Sudbury Official Plan

Map produced March 29, 2019



From Parks & Open Space  
to General Industrial (OPA 86)

King Street

Clinton Avenue

Queen Street

Bond Street

Agnes Street

Myles Street

Harvey Street

Lagace Street

Leslie Street

Mountain Street

North Field Crescent


Fieldstone Drive


Kingsview Drive


Kingsview Drive


Trise Ridge Drive


Street

**CGS Boundary**


Road Network


Private Road


Railway


**City of Greater Sudbury**  
**Official Plan**  
Flexible | Balanced | Sustainable


**Land Use**

General Industrial

Institutional

Living Area 1

Mixed Use Commercial

Parks & Open Space

