

## ATTACHMENT B – DRAFT OFFICIAL PLAN AMENDMENT

The Official Plan for the City of Greater Sudbury is hereby amended, as follows:

1. In the Table of Contents, by:
  - a. Deleting and replacing “Schedule 9 Trails” with “Schedule 9 Active Transportation Network”; and
  - b. Deleting and replacing “Schedule 10 Sewer and Water Serviced Areas” with “Schedule 10 Water and Wastewater Serviced Areas”.
2. In Section 1.1, Context, by:
  - a. deleting and replacing “In 2011, the Census of Canada estimated that approximately 166,300” with “In 2016, the Census of Canada estimated that approximately 161,500”; and,
  - b. deleting and replacing “Wanapitae River” with “Wanapitei River”
3. In Section 1.3.1, A Healthy Community, by:
  - a. Deleting and replacing the last sentence of the second paragraph and the entire third paragraph with: “The ten population health priorities as identified by the community in 2017 are: Indigenous Youth, Resiliency, Families, Mental Health, Compassionate Play, Play Opportunities, Housing, Holistic Health, Age-Friendly Strategy and Healthy Streets.”
  - b. Deleting and replacing “Human Services Strategy 2015” with “Population Health - A Call to Action 2018-2028” in the fourth paragraph; and,
  - c. Deleting and replacing “*Economic Development Strategic Plan*” with “*From the Ground Up: A Community Economic Development Strategic Plan*”
  - d. Deleting the last paragraph in its entirety.
4. In Section 1.3.2, Economic Development, by
  - a. Deleting and replacing “*Economic Development Strategic Plan*” with “*From the Ground Up*”
5. In Section 1.3.3, Sustainable Development, by deleting and replacing the last sentence of the third paragraph with: “Becoming a sustainable and net-zero greenhouse gas emission (GHG) community can be accomplished by encouraging and facilitating partnerships among the government, private and non-profit sectors.”
6. In Section 1.3.4, Focus on Opportunities, by:
  - a. Adding “, Capreol 2018, the Chelmsford Town Centre CIP,” between “Junction Creek Linear Park” and “and the Brownfield” in the second paragraph;
  - b. Deleting and replacing the first two sentences of the fourth paragraph with the following:

*“From the Ground Up* identifies several goals that strengthen our community’s direction and focus, while working towards an ambitious vision of employment growth and economic diversification. The mining and mining supply services cluster in particular offers tremendous potential for the development of products, services and expertise that can be exported globally.”

- c. Adding “Laurentian University’s Goodman School of Mines, Cambrian College Centre for Smart Mining,” after “(NORCAT)” in the fourth paragraph;
  - d. Adding “and the *Greater Sudbury Community Energy and Emissions Plan*, in the fifth paragraph, after “Earth Care Sudbury Action Plan”
  - e. Deleting and replacing “proposes” with “propose” in the fifth paragraph.
7. In Section 1.4, Vision, by
- a. Adding “The community creates an environment that supports cultural workers, and creates dynamic student experiences in new social spaces that nurture a strong sense of community.” after “a wide variety of industrial, institutional and commercial enterprises.”;
  - b. Deleting and replacing “*Economic Development Strategic Plan*” with “*From the Ground Up*”
  - c. Deleting and replacing “A Greater Sudbury Food Strategy is in preparation.” with “A Greater Sudbury Food Strategy is complete and implemented.”;
  - d. Deleting and replacing “Transportation, Public Transit and Active Transportation – To be completed pending outcome of Transportation Background Study Update” with “**Greater Sudbury has a connected, integrated and sustainable transportation network** for people who walk, bike, use public transit and drive that accommodates projected demand. Our streets are designed to meet the needs of all users and for citizens of all ages and abilities.”; and,
  - e. Deleting and replacing “Water and Wastewater – To be completed pending outcome of Water Waste Water Master Plan” with “**Greater Sudbury provides safe, robust water and wastewater servicing systems** to accommodate planned growth within the community. Our policies ensure that system performance and efficiency within the servicing systems is maintained in compliance with legal and regulatory requirements.”
8. In Section 2.3.2, The Settlement Area, by:
- a. Deleting and replacing Policy 4 with: “The City’s Settlement Areas are more than adequate to meet short, medium, and long-term needs. Official Plan Amendments to expand a settlement area will only be considered at the time of a comprehensive review.”, and
  - b. Adding a new Policy 5 as follows: “Notwithstanding Policy 4, the City will consider adjustments of settlement area boundaries outside a comprehensive review provided:
    - i. There would be no net increase in land within the settlement areas;

- ii. The adjustment would support the City’s ability to meet intensification and redevelopment targets;
  - iii. The adjustment does not include lands within the City’s Agricultural Reserve; and,
  - iv. The settlement area to which the proposed lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.”
- 9. In Section 2.3.3, Intensification, by deleting 20 percent in Policy 2 and replacing it with 40 percent.
- 10. In Section 2.3.3, Intensification, Policy 9, by deleting clause k.
- 11. In Section 2.3.6, Secondary Suites, by deleting Policy 4 and renumbering subsequent policies accordingly.
- 12. In Section 2.3.7, Community Hubs, by inserting “, greenhouse gas reductions” after “to promote cost effectiveness”
- 13. In Section 3.2 Living Area Designations, by deleting and replacing Policy 12 with the following:

“Community hubs that reduce greenhouse gas emissions by encouraging the co-location of public service facilities as well as promote cost effectiveness and facilitate service integration, access to transit and active transportation.”
- 14. In Section 3.2.1, Living Area I – Communities, by deleting the first paragraph and replacing it with the following:

“Communities will absorb the majority of new residential development over the plan period. The Living Area 1 designation has three density levels that will be recognized in the implementing Zoning By-law: low, medium and high density residential. The density of a residential use is a function of the number of dwelling units per net hectare and is not always indicative of built form. Proposals for densities that exceed those listed in the policies below and that are not in keeping with the established built form of adjacent development must demonstrate compatibility with regard to both land use and built form considerations in accordance with the intensification policies of section 2.3.3 and building and site design policies of section 14.4”.
- 15. In Section 4.0, Employment Areas, by adding “and mining supply and services” after “While mining” in the second sentence of the first paragraph.
- 16. In Section 4.2.1, Downtown, by:
  - a. Deleting “amalgamated” and by adding “tourism” after “retail” in the second paragraph;
  - b. Adding “The City will develop public spaces, buildings and infrastructure as a catalyst for revitalization and private investment in the Downtown” as a new Program 2;

- c. Adding “The City will investigate and promote opportunities for new, diverse, and innovative multi-residential and mixed-use development in the downtown core” as a new Program 3; and,
  - d. Renumbering all subsequent Programs appropriately.
- 17. In Section 4.2.5, Town Centres, by deleting Policy 3 and replacing it with the following:

“Medium density residential uses up to a maximum of 30 units per building may be permitted, provided that the net residential density shall generally not exceed 60 units per hectare subject to servicing capacity. An increased density may be permitted where the resulting built form is compatible with the existing development in the area.”
- 18. In Section 4.3, Mixed Use Commercial, by deleting the second sentence of the second paragraph and replacing it with the following: “Siting buildings to create a sense of street enclosure, locating parking lots to the rear of buildings, screening service entrances and garbage storage, and effective landscaping can aesthetically enhance the appearance of mixed use corridors and increase carbon sequestration.”.
- 19. In Section 4.5.1, General Industrial, by:
  - a. Deleting and replacing Policy 2 with “In order to maintain land use compatibility, sensitive land uses that are not ancillary to the primary uses permitted in Policy 1 are not permitted.”
  - b. Creating a new Policy 3 as follows: “The City will encourage an appropriate transition to adjacent non-employment areas.”
  - c. And renumbering subsequent policies accordingly.
- 20. In Section 4.6.2, Aggregate Reserve, by deleting Policies 7 and 11 and renumbering the remaining policies accordingly.
- 21. In Section 5.2.2, Policy 3, by adding the word “portion” after “plus and retained”.
- 22. In Section 5.2.4, Agriculture, Conservation and Natural Resource Management, Policy 4, by adding a new last sentence as follows: “On-farm diversified uses in the Rural Area include ground-mounted solar facilities.”
- 23. In Section 6, Local Food Systems, by: adding the following before the last sentence of the second paragraph: “A Greater Sudbury Food Strategy has been developed and is supported by the City.”
- 24. In Section 6.2.1, Agricultural Reserve, by:
  - a. In Policy 1b), adding a new last sentence as follows: “Ground-mounted solar facilities in the Agricultural Reserve are permitted only as on-farm diversified uses.”
  - b. deleting the last sentence of Policy 2.
- 25. In Section 6.2.4, Urban Agricultural Reserve, by deleting “develop” and replacing it with “implement” in Program 1.

26. In Section 7.3.4, Policy 4 by deleting “Section 20.7” and replacing it with “Section 19.7”.
27. In Section 8.4.3.1, Lake Trout Lakes Over Threshold, by deleting “Long – P (PGT)” from Table 1.
28. In Section 8.5.1, deleting “especially during construction” from clause e.
29. In Section 8.5.2, Subwatershed Plans, by deleting the list of subwatershed plans in Policy 2 and replacing it with the following:
  - “1. Ramsey Lake
  2. Junction Creek
  3. Whitewater Lake
  4. Whitson River
  5. Richard Lake
  6. Wahnapiatae
  7. Dowling”
30. In Section 8.5.3, Site Specific Policies, by:
  - a. Adding “and applicable watershed studies” at the end of the first paragraph;
  - b. Deleting “or easements” from the second sentence of Policy 1;
  - c. In Policy 1, deleting “peak flow is required” and replacing it with “, whichever is greater”;
  - d. In Policy 2, deleting “in areas where there are no municipal stormwater services” and replacing it with “that fall outside site plan control requirements”;
  - e. Deleting and replacing Policy 5 with the following:
    - “5. A *Stormwater Management Report* will contain, at a minimum, the following:
      - a. Description of minor and major storms including how the storms are conveyed, treated and discharged off site;
      - b. A plan outlining existing and proposed stormwater capture areas within the study area and outside if these are to be conveyed through the study area, existing and proposed drainage corridors;
      - c. Grading plan of the study area illustrating internal and external drainage ensuring no negative impact on surrounding lands;
      - d. Description of how the water quality treatment is to be achieved prior to discharge off site;
      - e. Hydraulic and hydrological calculations in support of the application;
      - f. Operation and maintenance manual for the proposed stormwater management facilities;

g. A description depicting how proposed stormwater approach fits within guidelines of applicable watershed study.”

- f. Delete Policy 7 in its entirety and renumber subsequent policies accordingly;
- g. In Policy 8, deleting “on-site quality ponds” and replacing it with “stormwater management facilities”;
- h. Deleting Policy 9 and replacing it with the following: “Operation and maintenance of the stormwater management facilities shall follow the Operation and Maintenance Manual submitted with the Stormwater Management Plan before assumption of the assets.”

31. In Section 10.5, Contaminated lands, by adding a new section 10.5.1 – Excess Soils, as follows:  
**“10.5.1. EXCESS SOILS**

The City will support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.”

32. In Section 10.7, Noise, Vibration and Odour by:

- a. deleting and replacing Policy 1 with: “Major facilities and sensitive land uses will be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.”; and

- b. by adding a new Policy 3 as follows:

“Where avoidance is not possible in accordance with Policy 1, the City will protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- a) there is an identified need for the proposed use;
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
- d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.”

33. In Part IV: Investing on Infrastructure, by inserting the phrase “, Greater Sudbury Community Energy and Emissions Plan” after “as guided by the EarthCare Sudbury Action Plan” in the third paragraph.

34. In Section 11.0 Transportation, by:

- a. Adding the following sentence to the end of the first paragraph, “Likewise, the introduction of electric vehicle infrastructure will impact the transportation system.”
- b. deleting the second sentence in the second paragraph and replacing it with the following: “Since 2001, transit routes have been expanded to most communities. Through the Transit Action Plan and the subsequent launch of GOVA in 2019, the result was the implementation of better routes and schedules including higher frequency and more reliable service to popular destinations.”;
- c. Adding the following to the end of the first sentence of the third paragraph, “and a target to be a net-zero emissions community”.

35. In Section 11.1, Objectives by:

- a. Adding a new clause a. and renumbering subsequent clauses: “a. ensure that the transportation network is planned, designed, constructed, operated and maintained for all modes of transportation and citizens of all ages and abilities.”;
- b. Amending clause h. as follows: “consider the needs of people with mobility challenges in the planning and design of all aspects of the transportation network; and”

36. In Section 11.2.1, Road Categories, by adding a new section 11.2.1.1 after the second paragraph as follows:

“1.2.1.1 Assumed or Public Roads

Assumed or public roads are assumed and maintained year-round and under the jurisdiction of the City of Greater Sudbury or the Province of Ontario.”

37. In Section 11.2.1, Road Categories, by adding a new section 11.2.1.2 as follows:

“1.2.1.2 Seasonal Roads

Seasonal roads are assumed and maintained by either the City of Greater Sudbury or the Province of Ontario, but not year-round. The City will discourage the year-round maintenance of seasonally maintained public roads. The establishment of new public seasonally maintained roads will not be permitted.

Requests to increase the service level of seasonal roads will be assessed using the following criteria and in accordance with any guidelines or policies developed/adopted by the City:

- a) The road has been constructed to the current minimum public road standards of the municipality;
- b) The benefits, financial and otherwise, of increasing the service level of the road outweigh the municipal costs.

38. In Section 11.2.1, Road Categories, by adding a new section 11.2.1.3 as follows:

“1.2.1.3 Unassumed Roads

Unassumed roads are those that are under the jurisdiction of the City of Greater Sudbury or the Province of Ontario, but are not assumed by either body for maintenance purposes. It is the City's overall intention not to maintain or assume those roads.

39. In Section 11.2.1, Road Categories, by:

- a. Adding subsection number and as follows, "1.2.1.4 Private Roads";
- b. Adding the following to the beginning of the second sentence "In keeping with the principles of compact development and sustainable municipal assets";
- c. Adding the following clause f. "the road is located within the Settlement Area Boundary;" and renumbering the subsequent clauses accordingly.

40. In Section 11.2.2, Road Improvements, by deleting and replacing clause d. with "bicycle and pedestrian facilities."

41. By adding a new section 11.2.2.3 as follows:

"11.2.2.3 Montrose Avenue North

1. Schedule 7, Transportation Network illustrates the approximate alignments of Montrose Avenue North.

Montrose Avenue North shall be designed and constructed as a complete street which:

- a. includes sidewalks and bike lanes on both sides;
- b. includes street trees and lighting;
- c. includes no on-street parking;
- d. would have one lane of traffic in each direction with a lane width of approximately 3.5m; and,
- e. includes slight bends that would be 50m in length compared to a direct connection.

2. The City shall ensure public consultation on the detailed design of Montrose Avenue North."

42. In Section 11.2.3, Traffic Studies, by deleting and replacing Table 2: Road Classifications with the attached new Table 2: Road Classifications. (see Redline version of the Official Plan)

43. In Section 11.2.3.1, Road Network Improvements: Implementation Priorities, by

- a. In the first paragraph, deleting and replacing "2005" with "2017";
- b. Deleting and replacing clause b with "The extent to which the improvement contributed in terms of a transportation benefit to mobility in the 2031 horizon year."; and,

- c. Deleting and replacing the remainder of the section with the following:

**“Short-Term Roadway Improvements:**

1. Widen Maley Drive from two lanes to four lanes from Lansing Avenue to Falconbridge Highway.
2. Widen Ramsey Lake Road from two lanes to four lanes from Health Sciences North Road to South Bay Road.
3. Widen Municipal Road 80 to six lanes from Municipal road 15 to Notre Dame Street.
4. Widen the Kingsway to five lanes from the intersection of Lloyd Street and Brady Street to 430 metres east of Kitchener Avenue.

**Mid-Term Roadway Improvements:**

1. Widen LaSalle Boulevard from two lanes to four lanes from Maley Drive to MR 35.
2. Widen Barry Downe Road from five lanes to six lanes from Westmount Avenue to the Kingsway.
3. Widen Howey Drive from two lanes to four lanes from Elgin Street to Bancroft Drive.
4. Extend Larch Street from Elgin Street to Lorne Street.

**Long-Term Roadway Improvements:**

1. Widen Falconbridge Highway from four lanes to five lanes (two-way centre left turning lane) from Maley Drive to Garson Coniston Road.
2. Construct the Maley East by-pass from Falconbridge Highway east to Highway 17.
3. Extend Ste. Anne Road from MacKenzie Street to College Street.

**Localized Road Improvements:**

1. Signalize the intersection of Douglas Street at Regent Street.”

44. In 11.3, Public Transportation, by deleting and replacing the last sentence of the first paragraph with “Increased public transit use will help the City improve air quality, reduce traffic congestion, increase mobility, contribute to a Healthy Community and achieving the City’s goal of net zero emissions.”

45. In Section 11.3.1, Programs, by:

- a. Deleting and replacing the last sentence of the first paragraph with “Measures to achieve improvements are outlined in the Transit Action Plan (2019), and address such matters as:”
- b. Deleting “and the addition of bike racks on buses; and,”

- c. Adding a new item g. as follows: “focusing infrastructure investment and intensification of land use on Frequent/Core Transit and Community Connectors and Major and Local Mobility Hubs; and,”
  - d. Adding a new item h. as follows: “the improvement of Major and Local Mobility Hubs to entice new ridership and promote the efficient and seamless integration of sustainable transportation options toward the City’s goal of net zero emissions.”
46. In Section 11.3.2, Land use policies to support transit needs, by
- a. Adding “*From the Ground Up*, Transit Action Plan, and” between “by the” and “*EarthCare Sudbury*”;
  - b. Deleting and replacing “500” with “400” in Policy 2.
47. In Section 11.4, Parking, by deleting the first sentence of the second paragraph and replacing it with the following: “Parking includes metered and unmetered spaces, private off-street lots, general purpose off-street lots, bicycle parking, and increasingly, infrastructure for electric vehicle (EV) charging.”
48. In Section 11.7, Active Transportation: Pedestrian and Bicycle Network, by:
- a. Deleting and replacing the last sentence of the first paragraph and the entire second paragraph with “, promoting healthy lifestyles and providing a more sustainable transportation network. Existing and proposed cycling routes developed as part of the Greater Sudbury Transportation Study Report (2017) are indicated on Schedule 9, Active Transportation Network.”;
  - b. Deleting and replacing Policy 1 with: “The existing pedestrian and bicycle facility network will be maintained and expanded through the phased implementation of the Cycling and Pedestrian Master Plan, as outlined in the Greater Sudbury Transportation Study Report (2017).”
  - c. Adding a new sentence at the end of Policy 3: “Bicycle facility selection will be based upon the recommended facility type shown in the Cycling and Pedestrian Master Plan, as outlined in the Greater Sudbury Transportation Study Report (2017)”
  - d. Deleting Policy 4 and renumbering following policies accordingly;
  - e. Deleting and replacing new Policy 4 with the following:

“Sidewalks and other pedestrian facilities encourage 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 new pedestrian facilities as recommended by the City’s Sidewalk Priority Index and when feasible:

    - a. On both sides of urban Arterial Roads and Collector Roads adjacent to developed lands; and
    - b. On at least one side of Local Roads.

- f. Adding new Policy 5 and renumbering subsequent policies as follows:
- “Improving connectivity and providing alternate, off-road routes for people who walk and bike is critical to encourage active living and a healthier community. It is the policy of this Plan to provide the following, when feasible:
- a. High quality connections to transit;
  - b. Connections between neighbourhoods; and
  - c. Linkages to major attractions/generators.
- g. Deleting the Programs 1 to 5.
49. In Section 11.9, Programs: Environmental Improvements to Transportation by adding “and the Community Energy and Emissions Plan” after “the EarthCare Sudbury Action Plan in the first paragraph.
50. In Section 12.0, Utilities, by:
- a. Deleting and replacing “three basic utilities” with “four basic utilities”; and
  - b. Deleting and replacing “the treatment of wastewater; and,” with “collection and treatment of wastewater;”; and,
  - c. Adding a fourth basic utility as follows: “The collection of stormwater and treatment of stormwater where applicable”.
51. In Section 12.1, Objectives by:
- a. Deleting objective a and replacing it with the following: “provide residents with safe, reliable potable water and disposal of wastewater in an environmentally friendly manner.”; and
  - b. Deleting and replacing “water and sewer” with “water and wastewater and stormwater system” in objective b.
52. In Section 12.2, by deleting and replacing the Section Heading “**SEWER AND WATER**” with “**WATER AND WASTEWATER**”.
53. In Section 12.2.1, Provision of Sewer and Water Services, by:
- a. Deleting and replacing the Section title “Provision of Sewer and Water Services” with “Provision of Water and Wastewater Services”;
  - b. Deleting and replacing “trunk sewer systems” with “trunk conveyance systems”; and
  - c. Adding the following paragraphs after the first paragraph, “The City has adopted the Water and Wastewater Master Plan which provides a roadmap of infrastructure needs within the City as well as the costs associated with those requirements. New development in urban areas will be developed in accordance with this Plan, based on principles of sequential development, progressive extension, improvement,

rehabilitation and economical utilization of the City water supply and sanitary sewer systems, and minimization of the financial impacts on the City.

New development will be evaluated according to the following hierarchy of servicing options:

- a) Extensions of servicing from existing water and wastewater systems within Settlement Areas as per Section 2.2.1;
  - b) Individual systems in Non-Urban Settlements that are either partially serviced or unserved as per Section 2.2.2;
  - c) Individual systems in Rural and Waterfront Areas that are either partially serviced or unserved as per Section 2.2.3; and,
  - d) Communal systems as per Section 12.2.4.”;
- d. deleting and replacing “financially sound” with “financially sustainable” in clause b;
  - c. deleting and replacing clause c with “c. protects the quantity and quality of the source water upon which services rely”; and
  - d. adding a new clause d as follows: “d. prepares for the impacts of climate change.”
  - e. In the paragraph following clause d., deleting and replacing “Schedule 10, Sewer and Water Served Areas” with “Schedule 10, Water and Wastewater Served Areas”;
  - f. In Policy 1, deleting and replacing “sanitary sewers” with “stormwater and wastewater collection systems”;
  - g. In Policy 2, deleting and replacing “sewer and water” with “water and wastewater”;
  - h. In Policy 3, deleting and replacing “Sewage disposal systems” with “Wastewater collection systems”;
  - e. Adding a new Policy 4 as follows:

“4. The City will ensure that development approvals are consistent with the Water Wastewater Master Plan. To provide sufficient lead time for the planning, design, approval, financing and construction of new facilities, new development on centralized water or wastewater facilities will be considered where there is adequate uncommitted reserve capacity and acceptable plant performance for both the wastewater treatment and water supply systems.

Development proposals will be examined to ensure that they are financially sustainable for the life cycle of the asset using asset management plans, in accordance with the finance policies of Section 18.”;

- f. Adding a new Policy 5 as follows:

“5. No connections will be allowed on watermains within 1300 metres of the Wanapitei water treatment plant and Falconbridge well pump house no. 7 which are dedicated

contact time for treatment purposes. (See inset map showing contact treatment area on Schedule 10 Water and Wastewater Serviced Areas).”

54. In Section 12.2.2, New Development, by:

- a. Deleting and replacing the phrase “public sewage and water services” with “public wastewater and water systems” throughout the section;
- b. Deleting and replacing the phrase “existing sewage and water systems” with “existing wastewater and water systems”; throughout the section;
- c. Adding “within Living Area 1 and Living Area 2 designations,” after “all new development”, and “consistent with the City of Greater Sudbury’s Development Charges By-law” after “servicing policies apply” in the second sentence of the first paragraph.
- d. Adding the following sentence at the end of the first paragraph, “Intensification and infilling will be prioritized when allocating servicing capacity to optimize the use of infrastructure where the City has already made an investment.”;
- e. Inserting “the City’s Service Connection Policy and with other” after “facilities consistent” in Policy 1;
- f. Deleting and replacing Policy 2 with the following, “It is the policy of this Plan to ensure that water supply and wastewater capacity are adequate to service development without major pipe or plant expansion. Official Plan amendments, rezonings, severance and subdivision approvals, minor variances and building permits will be denied if a water supply (quantity) and wastewater treatment capacity are inadequate.”;
- g. Adding and new Policy 3 as follows, “3. In order to promote the efficient use of land and desired land use pattern, the Phasing Policies of Section 3.2.2 will guide new development, including utilization and extension of wastewater and water services.”;
- h. Adding and Policy 4 as follows,
  4. The extension of water and wastewater infrastructure to service development beyond the settlement boundary shall be prohibited. Notwithstanding the above, the extension of water and wastewater infrastructure may be permitted upon the receipt of a written request, provided that all of the following criteria are satisfied:
    - a) the existing development is in the immediate vicinity of the built boundary;
    - b) the extension of services is required for existing development only and that no additions or intensification of existing uses are proposed in accordance with the policies of this Plan;
    - c) the existing development is experiencing failed individual on-site sewage or individual on-site water service verified by Public Health Sudbury & Districts and PHSD agrees that the extension of wastewater and water supply infrastructure is the preferred servicing alternative; and

d) the owners of the existing development have agreed to pay connection fees based on the City's cost recovery policy.

Each request for extension shall be subject to Council approval, consideration of which will be made upon written recommendation of the Growth and Infrastructure Department.”; and

- i. Adding a Program section as follows:

**“Program**

1. The City will investigate ongoing monitoring and allocation of water supply and wastewater capacity for all water and wastewater systems, consistent with the Water Wastewater Master Plan, with the aim of achieving efficient use of infrastructure and ensuring sufficient capacity.”

55. In Section 12.2.3, Individual Systems, by:

- a. Adding the following at the end of the first paragraph, “and consistent with the service area policies of the City of Greater Sudbury Development Charges By-law and the City's Service Connection Policy”;
- b. Deleting all instances of “reserve’ within Policy 4.a.;
- c. Deleting and replacing “waste sewage” with “wastewater” in Policy 1;
- d. Deleting and replacing “sewer” with “wastewater systems in Policy 4;
- e. Deleting and replacing both instances of “sewage” with “wastewater” in Policy 4.a.

56. In Section 12.3, Waste Management by inserting the following after the first sentence in the first paragraph: “A circular economy model employs not only waste management, but also reuse, recycling and responsible manufacturing to support the reduction of greenhouse gas emissions and increasing efficient use of resources.”

57. In Section 12.4, Utilities and Communications, by:

- a. Adding the following sentence at the end of the first paragraph, “Flexibility and resiliency of utility and communication systems is vital for continued reliable energy transmission in light of climate change and extreme weather events.
- b. Adding the following after “on the environment” in Policy 2 : “and increase resiliency to extreme weather conditions.”

58. In Section 12.5, Energy Efficiency Programs, by:

- a. Inserting “and the Greater Sudbury Community Energy and Emissions Plan” at the end of the first sentence of the first paragraph;
- b. Deleting Program 5 and replacing it with the following: “5. The introduction of hybrid, electric and alternative fuel vehicles and infrastructure is encouraged in support of

energy efficiency programs and the community goal of net-zero greenhouse gas emissions.”

59. In Part V: Developing Quality of Place, by adding the following to the end of the first sentence of the first paragraph, “while increasing the community’s resilience to climate change”.
60. In Section 13, Heritage Resources, by deleting and replacing “*Economic Development Strategic Plan*” with “*From the Ground Up*”.
61. In 13.2, Heritage Structures, Districts and Cultural Landscapes by:
  - a. adding the following as the new second sentence of paragraph 3 of the preamble:

“Cultural heritage landscapes may have also been included on federal and/or international registers, and/or protected through this official plan, zoning by-law, or other land use planning mechanisms.”;
  - b. Deleting “or Province” in Policy 3; and
  - c. deleting and replacing “will only be undertaken in a heritage building where” with “and working towards a net-zero target will be undertaken, but only where” in Policy 10.”
62. In Section 14.3, Community and Neighbourhood Design, by :
  - a. deleting and replacing “character” with “public realm” in Policy 2;
  - b. Adding the following at the end of Policy 6, “They will also reduce heat island effects, provide natural stormwater management and increase resiliency to climate change.”
63. In Section 14.6, Built Heritage and Natural Environment Feature Integration, by inserted “and stormwater management” after “provide shade canopy” in Policy 1.
64. In Section 17.1, Objectives, by inserting “, energy efficient” after “including housing that is affordable” in clause b.
65. In Section 17.2.1, Diversity in Housing Type and Form, by adding a new section 17.2.1.1. as follows: “The City will encourage a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, small and tiny homes, and multi-residential buildings. The City will also encourage a variety of housing arrangements and forms such as, but not limited to life lease housing, co- ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.”
66. In Section 17.2.2, Housing and Economic Development by deleting and replacing “the *Economic Development Strategic Plan*” with “*From the Ground Up*”
67. In Section 17.2.4, Innovation in Housing Design and Development, by inserting a new clause 3 as following and renumbering subsequent clauses accordingly “c. encourage innovation in energy efficient buildings;”.

68. In Section 17.4.1, Land Supply, by adding a new clauses c and d as follows:

“c) The City will maintain the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development.

d) The City may also maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.”

69. In Section 19.4.3, Consideration For Approving Subdivisions, by deleting and replacing “Draft approval does not guarantee the allocation of either sewer or water capacity.” with the following:

“In accordance with the policies of Section 12.2.2, in considering the approval of a subdivision, the adequacy of the water supply and wastewater capacity will be reviewed. Allocation of servicing capacity will not be considered final until the draft approved plan, or phase thereof, which received a conditional allocation, has been registered. Water and wastewater allocation will be assessed when considering the extension of a draft plan approval where registration has not occurred.”

70. In Section 19.4, Subdivision of Land, inserting a new section 19.4.4 as follows and renumbering subsequent sections accordingly:

**“19.4.4 Extensions of Draft Plan Approval**

In keeping with the principles of compact development and efficient use of municipal infrastructure, extensions of draft plan approval will be based on the following considerations:

- a) The plan of subdivision is consistent with the intent and policies of the Official Plan at the time of the extension request;
- b) The plan of subdivision is consistent with the intent and policies of the applicable provincial legislation at the time of the extension request;
- c) Extension of draft approval of the plan of subdivision will not negatively impact the financial stability of the City; and
- d) Adequate water and wastewater services, as well as adequate community facilities continue to be available.”

71. In Section 19.5.5. Section 37 By-laws, by deleting the section in its entirety, and by renumbering subsequent sections accordingly.

72. In Section 19.12.2, Complete Applications, by deleting “and” after “wind studies”, adding the word “and” after “condominium only)”, and adding “bb. Crime Prevention Through Environmental Design Review.”

73. By deleting and replacing “Vermillion” with “Vermilion” throughout the Official Plan.

74. By deleting and replacing “Ministry of the Environment and Climate Change” with “Ministry of Environment, Conservation and Parks” throughout the Official Plan.
75. By deleting and replacing Schedules 7, 8, 9 and 10 with the attached schedules.

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