

CKSO Road and Goodwill Road

Presented To:	Planning Committee
Meeting Date:	August 12, 2024
Type:	Public Hearing
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/23-21 & 701-6/23-03

Report Summary

This report provides a recommendation regarding an application for Official Plan Amendment and Zoning By-law Amendment in order to permit the creation of seven (7) new rural residential lots on CKSO Road, ranging in frontage from 40 m to 50 m, and from 0.22 ha to 0.33 ha in size.

This report is presented by Wendy Kaufman, Senior Planner.

Letter(s) of concern from concerned citizen(s) have been received.

Resolutions

Resolution 1:

Resolution Regarding the Official Plan Amendment

THAT the City of Greater Sudbury denies the application by The Wicker Image Inc. to amend the City of Greater Sudbury Official Plan to permit the creation of seven (7) new rural residential lots by way of consent within the Rural land use designation on lands described as PIN 73478-1159, Lot 1, Concession 5, Township of Broder, Sudbury as outlined in the report entitled "Goodview Road and CKSO Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 12, 2024.

Resolution 2:

Resolution Regarding the Zoning By-law Amendment

THAT the City of Greater Sudbury denies the application by The Wicker Image Inc. to change the zoning classification on the subject lands from "OSR(6)", Open Space - Recreation Special, to "R1-2", Low Density Residential One on lands described as PIN 73478-1159, Lot 1, Concession 5, Township of Broder, Sudbury as outlined in the report entitled "Goodview Road and CKSO Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 12, 2024.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The application to amend the Official Plan and Zoning By-law is an operational matter under the Planning Act to which the City is responding.

The development proposal to create seven (7) new rural lots in the Rural land use designation would negatively impact strategic goals and objectives associated with Climate Change and the adoption of the CEEP that are identified within the City's Strategic Plan. The proposed rural lot creation would also impact Asset Management and Service Excellence strategic goals and objectives as the new rural lots would contribute further residential development that is beyond settlement area boundaries and create undue pressure to upgrade infrastructure, which undermines the City's ability to implement cost-effective service delivery with the intent being to reduce net costs. The development proposal therefore does not align with the City's Strategic Plan.

The development proposal would also negatively impact the stated goals and recommendations that are contained within the CEEP by enabling large rural estate lots on the edge of the settlement area, thereby undermining the City's key objective of creating compact and complete communities. Existing conditions on CKSO Road do not support further residential intensification.

Financial Implications

There are no financial implications for this report, as staff recommends that the application be denied.

Report Overview:

An application for Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) has been submitted for a rural parcel containing a residential use and golf driving range located on the southeast corner of Goodview Road and CKSO Road, in the community of Sudbury. The lands are partially serviced by municipal water services and are located just outside the settlement area boundary.

The applications would permit the creation of seven (7) new rural residential lots on CKSO Road, ranging in frontage from 40 m to 50 m, and from 0.22 ha to 0.33 ha in size.

With respect to both the Provincial Policy Statement and the City's Official Plan, staff has noted that the proposed site-specific OPA would enable the creation of large rural estate lots on the edge of the settlement area, thereby undermining the City's key objective of creating compact and complete communities. There is no demonstrated need for additional rural lots in this location. The use of partial water services for new rural development of this scale is not permitted by provincial policy or official plan policy. Rural development is not cost-effective over the long term. Services are not available in close proximity to residents of rural areas, and there is no intention to grow in this area. Resources are used most wisely when development is directed to settlement areas.

Staff recommends the applications for Official Plan Amendment and application for Zoning By-law Amendment be denied as described in the Resolution section on the basis that they are not consistent with the Provincial Policy Statement and do not conform to the Official Plan for the City of Greater Sudbury, do not have regard for matters of provincial interest and do not represent good planning.

Staff Report

Proposal:

A site-specific application for an Official Plan Amendment has been received which proposes to provide an exception to the lot creation policies of Section 5.2.2. to permit the creation of seven (7) new rural residential lots by way of consent within the Rural land use designation. The draft OPA and Schedule A are attached for review. The concurrent rezoning application proposes to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law, by changing the zoning classification from on the subject lands from "OSR(6)", Open Space - Recreation Special, to "R1-2", Low Density Residential One. The applications would facilitate the creation of seven (7) new rural residential lots on CKSO Road, ranging in frontage from 40 m to 50 m, and from 0.22 ha to 0.33 ha in size.

The subject land is part of a larger parcel approximately 52 hectares in size that is split-zoned "OSR(6)", Open Space Recreation Special and "RU", Rural, and which contains a golf driving range and residential use. The majority of the lands are vacant. The submitted conceptual consent sketches show the proposed severed lots, with the retained lands having an area of approximately 50 hectares.

A Water Capacity Analysis, Geotechnical Report, Hydrogeological Assessment, and Planning Justification Report were provided in support of the applications:

- The water capacity analysis indicates that sufficient municipal water capacity and pressure exist for the proposal in question.
- The geotechnical report provides recommendations for site development, considering the soil conditions and groundwater levels that are considered to be quite high. Further to comments from Building Services, site-specific geotechnical requirements will form part of the future land severance (consent) process should the applications be approved.
- The hydrogeological assessment for individual septic system nitrate loading indicates that seven lots with tertiary treatment result in predicated nitrate levels being below provincial criteria. However, the report recommends that tertiary treatment (which treats the wastewater to a higher level than a traditional septic tank) is not required because it is presumed that nitrate loading is naturally reduced by local conditions in this area.

Existing Land Use Designation: "Rural"

The lands subject to the proposed severances are designated Rural and are located outside the City's settlement area boundary and the built boundary.

Requested Land Use Designation:

The owners are not seeking to redesignate the subject lands. Site-specific exception to the to the lot creation policies of Section 5.2.2 is requested to permit the creation of seven (7) new rural residential lots by way of consent within the Rural land use designation.

The owners also require a consent referral to allow the application to proceed by way of consent.

Existing Zoning: "OSR(6)", Open Space Recreational

The only permitted use in the "OSR(6)" Zone is a golf driving range and accessory uses.

Requested Zoning: "R1-2", Low Density Residential

The proposed R1-2 zoning would permit a bed and breakfast establishment, a group home type 1, a private home daycare, a single-detached dwelling, and accessory uses.

Location and Site Description:

The subject property is described as PIN 73478-1159, Lot 1, Concession 5, Township of Broder, Sudbury. The subject lands are located at the southeast corner of Goodview Road and CKSO Road, on the east side of CKSO Road. The lands have an area of 1.7 ha with approximately 282 m of frontage on CKSO Road and 61.0 m of frontage on Goodview Road. CKSO Road and Goodview Road are local roads constructed to a rural standard.

The lands are serviced with municipal water services and development is proposed to connect to this service. Municipal sanitary sewer services are not available, and individual on-site septic systems are proposed. The lands are serviced by municipal garbage pick-up, and there is a community mailbox located on the north side of Goodview Road in this location.

The lands to the west of the subject lands comprise low density residential use, and are designated Living Area 2 in the City's Official Plan. The waterline in this area extends to the southerly extent of the subject lands, and was installed by the owner to enable the creation of the lots on the west side of CKSO Road, which rounded out the development to the current boundary of the Living Area II designation.

Surrounding Land Uses:

The lands are located at the eastern boundary of the Living Area 2 designation in the Official Plan (formerly the eastern boundary of the Non-Urban Settlement Residential designation in the Secondary Plan for Long Lake Area Waterbodies and the Non-Urban Settlements of Richard-McFarlane Lake Flats and East End of Long Lake). Surrounding land uses include residential use that is rural in character, commercial and industrial use, as well as institutional use to the east.

North:	Goodview Road, low density residential use, Highway 69 South
East:	golf driving range on the retained lands, and Institutional use beyond (government office complex)
South:	vacant rural lands and single detached dwelling on the retained lands, and McFarlane Lake beyond
West:	CKSO Road, low density residential use and lands zoned I(38) which permits commercial and industrial use in the form of a warehouse and office for the wholesale distribution of paper products

The existing zoning & location map indicates the location of the subject lands to be rezoned and the zoning in the immediate area.

Site photos show the uses in this area.

Public Consultation:

The statutory notice of the application was provided by newspaper along with a courtesy mail-out to surrounding property owners and tenants within 240 m of the property on May 7, 2024. The statutory notice of the public hearing was provided by newspaper on July 20, 2024, and courtesy mail-out on July 18, 2024.

The owner was advised of the City's policy recommending that applicants consult with their neighbours, Ward Councillor, and key stakeholders to inform area residents on the application prior to the public hearing. At the time of writing this report, two written submissions with respect to this application had been received by the Planning Services Division with questions, and raising concerns with lack of ditch maintenance in the area.

Policy & Regulatory Framework:

The property is subject to the following policy and regulatory framework:

- [2020 Provincial Policy Statement](#)
- [2011 Growth Plan for Northern Ontario](#)
- [Official Plan for the City of Greater Sudbury, 2006](#)
- [Zoning By-law 2010-100Z](#)

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Provincial Policy Statement:

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the Provincial Policy Statement (PPS).

The subject lands are designated Rural and are on the edge of the City's settlement area, so are considered rural lands under the PPS (lands located outside settlement areas and prime agricultural areas).

Growth and development may be directed to rural lands in accordance with Policy 1.1.5 as follows:

- 1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.
- 1.1.5.2 On rural lands located in municipalities, permitted uses include (c) residential development, including lot creation, that is locally appropriate.
- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
- 1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

As indicated above in Section 1.1.5.1, the relevant policies of Sections 1, 2 and 3 of the PPS shall also be applied. Most notably, Sections 1.1.1 and 1.1.3 address the importance of concentrating development within settlement areas and promoting efficient land use patterns for the long-term sustainability of the municipality, including intensification within fully serviced urban boundaries.

Section 1.1.1 of the PPS states that healthy, liveable, and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

Policy 1.1.3.1 identifies that settlement areas are to be the focus of growth and their vitality and regeneration is to be promoted, and policy 1.1.3.2 requires densities which efficiently use land, resources and infrastructure and avoid the need for their unjustified and/or uneconomical expansion. Development in this manner is intended to minimize impacts to air quality and climate change and promote energy efficiency, while supporting the use of active transportation and public transit.

Policy 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and
- d) promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.

The Provincial Policy Statement establishes strict criteria for the use of municipal services. Section 1.6.6.5 states that partial services shall only be permitted in the following circumstances:

- a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
- b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Section 1.7.1 Long-term Economic Prosperity states that this should be supported by:

- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;

Growth Plan for Northern Ontario:

Municipalities in the Province of Ontario are required under Section 3 of the *Planning Act* to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario.

The applicable land use policies are outlined under Chapter 4 of the GPNO, which place a general emphasis on residential intensification in urban areas including existing downtown areas, intensification corridors, brownfield sites, and strategic core areas.

Intensification corridors are defined as areas along major roads, arterials or transit corridors that have the potential to provide a focus for higher density mixed-use development. Under the City's Official Plan, strategic core areas are identified as the Downtown, the Town Centres, the Regional Centres, and the major public institutions listed in Section 4.4.

Official Plan for the City of Greater Sudbury:

Section 5.1 establishes objectives for the Rural designation, including:

- a. provide an efficient and orderly pattern of land use in Rural Areas, reducing land use conflicts and requiring minimal municipal services
- b. ensure that all development is adequately serviced and does not negatively impact the environment

Section 5.2 of the Official Plan states that residential uses are permitted in the Rural designation. Policy 5.2.1 (1) states that Rural residential development compatible with the character of surrounding existing uses is permitted, provided no additional public services, including the extension of existing or creation of new partial services would be required.

The applicable policies for non-waterfront rural lot creation are set out under Policies 2 and 3 of Section 5.2.2 as follows:

2. The City will monitor the supply and demand of rural lots with a goal of avoiding an oversupply of rural lots. The policy 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:
 - a. The severed parcel and the parcel remaining must have a minimum size of 2 hectares (5 acres) and a minimum public road frontage of 90 metres (295 feet).
 - b. Regardless of the size and frontage of the parent parcel, no more than three (3) new lots may be created from a single parent rural parcel in existence as of June 14, 2006 (2019 MMAH Mod #2b).
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.
 - d. 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.* (2019 MMAH Mod #2c)

Under Section 19.4.1 concerning the subdivision of land, it is the policy of the Official Plan to:

- a. require that all proposals which have the effect of creating more than three new lots be processed as applications for a Plan of Subdivision, unless in The City's opinion a Plan of Subdivision is not necessary for the proper development of the area; and,
- b. require that proposals which would create less than four new lots to be considered as Applications for Consent to be dealt with by the Consent Official.

Policies for the Living Area II Designation are established in section 3.2.3. The Living Area II encompasses Non-Urban Settlements, a form of clustered settlement that is tied to the historical development of the region. Policy 4 states that Non-Urban Settlements are designated to recognize historical development patterns in the City. There is no intention to extend these boundaries or designate additional Non-Urban Settlements.

Section 12.2.3 establishes policies for individual systems and policy 4 provides guidance for the use of partial water services:

4. There are many households throughout the City that are partially serviced by municipal water, most of which are located in Rural Areas. There are relatively few instances where households are partially serviced by municipal sewer.
 - b. In the Rural Area where there are existing partial services, new lots may only be permitted on the basis of: limited infilling of the existing partial services provided that there is confirmed reserve sewage system capacity or reserve water system capacity, whichever is applicable; that site conditions are suitable for the long-term provision of such services; and, that the policies of this Plan regarding rural residential development and rural lot creation are met (see Sections 5.2.1 and 5.2.2).

Zoning By-law 2010-100Z:

The development standards for the requested "R1-2" zone require a minimum lot frontage of 36.0 m and lot area of 1300.0 sq m. The minimum required front yard is 6.0 m, rear yard is 7.5 m and interior side yard is 1.8 m for a two-storey dwelling or 1.2 m for a one-storey dwelling. The maximum lot coverage is 25% for partially serviced lots. A maximum height of 11.0 m is permitted.

Site Plan Control:

Site plan control is not applied to rural residential uses.

Department/Agency Review:

Roads, Transportation and Innovation, Active Transportation, Roads Operations, Drainage, Transit, and Fire Services have all advised that they had no concerns.

Development Engineering advises that this location is presently serviced with water services, but sanitary sewer services are not available.

Conservation Sudbury advises of no objection. There appears to be a concentrated drainage path midway through the proposed development area, draining from the driving range area to the CKSO road ditch line. Conservation Sudbury regards this feature a drainage ditch as opposed to a regulated watercourse. Other portions of the subject property include a watercourse with an associated flood and erosion hazard, as well as a wetland. But the area in consideration for the planning application does not contain any mapped regulated hazards.

Building Services advises that site-specific geotechnical requirements will form part of the future land severance (consent) process should the applications be approved.

For information purposes, Strategic and Environmental Planning advises the applicant that they are solely responsible for ensuring that vegetation removal, site alteration and development undertaken on the subject lands do not contravene the federal Migratory Birds Convention Act or the provincial Fish and Wildlife Conservation Act. To that end, vegetation removal and site alteration should not occur within the general nesting periods of migratory and non-migratory birds protected by these Acts (i.e., from mid-April to late-August).

The Ministry of Transportation advises that the subject lands are within the MTO's permit control area; and therefore, will be subject to review under the Public Transportation and highway Improvement Act R.S.O. 1990 and will require proper MTO permits. The MTO supports the proposed lot creation in principle, with the following comments to consider:

- Placement of any buildings or structures within 45 meters of the Highway 69 right-of-way will require an MTO building/land use permit.
- Placement of any buildings or structures within 395 meters of the centre point of the intersection of Hwy 69 and Goodview Rd or Pioneer Rd will require an MTO building/land use permit.
- In order for the MTO to properly review and issue a building/land use permit, a site sketch is required showing the proposed development, its dimensions and its setbacks.
- Any future development or change in land use must be subject to MTO review.
- All permit applications can be made online at the following link: <https://www.hcms.mto.gov.on.ca/>. Any questions regarding permitting or setbacks can be directed to Eric Mallette, Corridor Management Officer at eric.mallette@ontario.ca.

Planning Analysis:

Planning staff circulated the development application to internal departments and external agencies. The Provincial Policy Statement (2020), the Growth Plan (2011), and Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the application in respect of the applicable policies, including issues raised through agency and department circulation.

The applications would permit the creation of seven (7) new rural residential lots on CKSO Road, ranging in frontage from 40 m to 50 m, and from 0.22 ha to 0.33 ha in size. The owner had originally proposed an expansion to the adjacent Living Area 2 designation, but, in order to avoid providing an analysis of the need for more lands for development in the settlement area, has revised the proposal as a site-specific exception to the rural policies. The analysis therefore reviews the merits of permitting urban-style residential development in the City's Rural designation.

The Growth Plan for Northern Ontario encourages diversification of the housing supply and identifies areas intended to be the focus of intensification, however, it is less specific on matters related to development on rural lands and settlement areas. However, staff is of the opinion that the proposal does not conform to the Growth Plan in that it proposes excessive rural lot creation in an area that is not intended to be the focus of intensification.

The proposal would enable the creation of rural estate lots on the edge of the settlement area, thereby undermining the City's key objective of creating compact and complete communities. The proposed Official Plan Amendment and Zoning By-law Amendment are not consistent with the Provincial Policy Statement and do not conform with the City of Greater Sudbury Official Plan for the following reasons:

1. **There is no demonstrated need for rural lots:** Section 1.1.3.1 and 1.1.3.2 of the PPS identify settlement areas to be the focus of growth, and in rural areas, permits lot creation that is locally appropriate. The City's Official Plan establishes that when an Official Plan Amendment proposes greater than three severed lots, a planning report shall be submitted which demonstrates that the application will not exacerbate the existing supply of available vacant rural lots and that there is a need for the proposed new lots. Staff notes that there is an adequate supply of potential lots under current Official Plan policies to satisfy demand for non-waterfront rural properties. The analysis prepared by Planning Services under the Growth and Settlement Policy Discussion Paper included criteria applied to the inventory of non-waterfront rural parcels, which excluded lands designated as Parks and Open Space (flood plains and wetlands), rural parcels owned by mining companies, the Agricultural Reserve, and the Aggregate and Mining Reserve overlays. The [subsequent report](#) to Planning Committee on November 4, 2013 indicated a 29-year supply of rural lots is available under existing Official Plan policies. Staff recommends that the proponent has not demonstrated that there is a need for the proposed new lots in accordance with the Official Plan in a comprehensive manner, and the proposal is not consistent with the fundamental principle of the PPS being that settlement areas are to be the focus of growth and development.
2. **The use of partial water services for new rural development of this scale is not permitted:** Policy 1.1.5.4, 1.1.5.5 and 1.4.3(c) promote rural development that can be sustained by rural service levels and where appropriate levels of infrastructure are available. Policy 1.6.6.5 does not permit partial services in rural areas, except to address failed individual services. These policies are reflected in Section 5.1 of the Official Plan which establishes the objectives of requiring minimum municipal services in the Rural designation and the adequacy of services. Policy 5.2.1(1) permits rural residential development provided no additional public services including the extension of existing partial services are required. Further, policy 12.2.3.4(b) permits the use of partial services in the rural area only where the policies regarding rural lot creation are met. This policy framework establishes that partial services are not an appropriate method of servicing the proposed rural development, even though the existing services are available, and staff recommend that this form of servicing is not consistent with the Provincial Policy Statement, nor does it conform with the Official Plan.

3. **Rural development is not cost-effective over the long term:** Section 1.1.1 of the PPS requires land use patterns which will sustain the financial well-being of the municipality over the long term and ensuring that infrastructure and public services will be available to meet current and projected needs. Section 1.7.1(b) and (c) states that long-term economic prosperity should be supported by providing housing and optimizing the use of land, resources, infrastructure and public service facilities. With respect to infrastructure and public service facilities, the [Comparative Fiscal Impact Analysis of Growth Study](#) outlines that servicing costs to the municipality are typically higher in rural areas and less in urban areas. The study also notes that "... the creation of one additional rural unit is not likely to have an impact on the City's finances but if the proportionate share of all new development was to dramatically shift from urban units to low density rural units it would have an impact on the City's budget." Staff is concerned that the development proposal would set a precedent and when applied cumulatively over time on other lots will result in demand for increased services in the rural area (see, for example, comments related to ditching issues submitted by a member of the public in response to the City's notice). Staff recommend that the proposed pattern of rural estate development is not consistent with the need to sustain the financial well-being of the municipality over the long term.
4. **Services are not available for residents of rural areas:** Section 3.2.3 of the Official Plan establishes policies for the adjacent Living Area 2 designation, in that these areas are designated to recognize historical development patterns in the City, and there is no intention to extend these boundaries. There are recreational facilities in the area, but the lands are not in close proximity to amenities or public service facilities. Existing conditions do not support additional lot creation based on access to community services, active transportation or transit. Development in this manner reinforces auto-dependency and does not foster the use of active transportation or transit.
5. **Resources are used most wisely when development is directed to settlement areas:** Policy 1.4.3(d) of the PPS promotes densities which efficiently use resources and support the use of active transportation and transit. Planning authorities are to establish and implement minimum targets for densities and intensification/redevelopment in built-up areas. Rural lot creation competes with development that could have occurred in the settlement area, weakening the urban structure, and reducing the cost-effectiveness of providing infrastructure and public services. Staff recommends that the proposed development is not consistent with the PPS and will weaken the City's ability to provide for the urban housing needs of future residents by permitting rural estate lots that may cost comparatively more than urban-style development.

In summary, staff recommends that, even though the development is reasonably compatible with surrounding uses and has been demonstrated to be technically feasible, the proposal is not consistent with the PPS and Official Plan principles pertaining to the appropriate location of growth and development and does not align with the CEEP objective of creating complete, compact communities.

Conclusion:

The Planning Division undertook a circulation of the application to ensure that all technical and planning matters have been satisfactorily addressed.

The following are the principles of the proposed Official Plan Amendment and Zoning By-law Amendment:

- To permit the creation of seven (7) new rural residential lots on CKSO Road, ranging in frontage from 40 m to 50 m, and from 0.22 ha to 0.33 ha in size.

The proposed development of the subject lands is not consistent with or does not conform with a number of policy directives related to the appropriate location of growth and development. Staff has considered, amongst other matters, a full range of factors through a detailed review when forming the recommendation of approval for this application.

Staff is satisfied that the application is not consistent with the PPS and does not conform to the Official Plan. Staff is of the opinion that the proposed Official Plan Amendment is not appropriate based on the following:

- The proposal would enable the creation of rural estate lots on the edge of the settlement area, thereby undermining the City's key objective of creating compact and complete communities.
- There is no demonstrated need for additional rural lots in this location.
- The use of partial water services for new rural development of this scale is not permitted.
- Rural development is not cost-effective over the long term.
- Services are not available in close proximity to residents of rural areas, and there is no intention to grow in this area.
- Resources are used most wisely when development is directed to settlement areas.

Staff recommends the applications for Official Plan Amendment and application for Zoning By-law Amendment be denied as described in the Resolution section on the basis that they are not consistent with the Provincial Policy Statement and do not conform to the Official Plan for the City of Greater Sudbury, do not have regard for matters of provincial interest and do not represent good planning.