

PLANNING JUSTIFICATION REPORT

OFFICIAL PLAN AMENDMENT

1434 GENNINGS STREET (PIN 73581-0026)

CITY OF GREATER SUDBURY

SEPTEMBER 2024

Prepared by:

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Lively, ON

P3Y 1L7

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1.0 INTRODUCTION

TULLOCH is retained by the owner of 1434 Gennings Street (being PIN 73581-0026) in Sudbury to prepare a planning justification report as part of a complete application to amend the *City of Greater Sudbury Official Plan*. This report provides a planning analysis and justification for the amendment needed to permit the creation of one new lot over the subject property, whereas the South Peninsula of Ramsey Lake Site Specific Policy Area does not permit lot creation over such lands until municipal sewer and water services are available.

Legal Description of Lands:

PCL 47303 SEC SES; PT LT 11 PL M14 MCKIM PT 2 TO 8 SR3242; GREATER SUDBURY

This report reviews the consistency and conformity of the application in the context of applicable policies found within the:

- 2020 Provincial Policy Statement (PPS)
- Growth Plan for Northern Ontario (GPNO)
- City of Greater Sudbury Official Plan (OP)
- City of Greater Sudbury Zoning By-Law 2010-100Z (ZBL)

Given the analysis provided herein, the author finds that the proposed official plan amendment conforms with the intent of the *City of Greater Sudbury Official Plan* and the *Growth Plan for Northern Ontario*, is consistent with the *2020 Provincial Policy Statement* and represents good planning.

2.0 SUBJECT SITE AND SURROUNDING CONTEXT

The subject property is a regularly shaped corner backshore lot with ±93m of frontage along Gennings Street, ±82m of frontage along Lake Pointe Court and a total area of ±7,772m². The property is situated within the South Peninsula of Ramsey Lake area, as shown on *Schedule 2a* of the OP, and currently features an existing single detached dwelling on the easterly portion of the lands (as outlined on *Figure 1*). This dwelling is serviced by a private on-site water and sewage system. The property is located within approximately 130-200m of Ramsey Lake (130m north and 200m east of the property). A number of existing single detached dwellings are located between the property and Ramsey Lake, along with existing woodland areas (particularly to the east of the property). The below table provides more detail on the surrounding community.

SITE FEATURES AND SURROUNDING COMMUNITY	
TOPOGRAPHY & SITE FEATURES	Easterly portion: Relatively level in topography and cleared with an existing single detached dwelling Westerly portion: Varying topography and predominantly woodland

TRANSPORTATION AND TRANSIT	The property fronts onto Gennings Street and Lake Point Court; Gennings Street is designated as a Local Road and Lake Point Court is designated as a Collector Road in <i>Schedule 7</i> of the OP.
SURROUNDING NEIGHBOURHOOD & LAND USES	<p>NORTH: Single detached dwellings, Kirkwood Drive, Ramsey Lake</p> <p>EAST: Single detached dwellings, Ramsey Lake</p> <p>SOUTH: Single detached dwellings, Ramsey Lake Road, Bethel Lake</p> <p>WEST: Single detached dwellings, Bedford Court, North Bay Regional Health Centre</p>





3.0 PROPOSED DEVELOPMENT

The application proposes to amend the City’s official plan to permit the creation of one new lot (being the proposed severed lot on *Figure 1*) over the subject property, whereas the South Peninsula of Ramsey Lake Site Specific Policy Area does not permit lot creation over such lands until municipal sewer and water services are available. The application seeks an exemption from **Section 20.5.1(a)** of the OP as it states that:

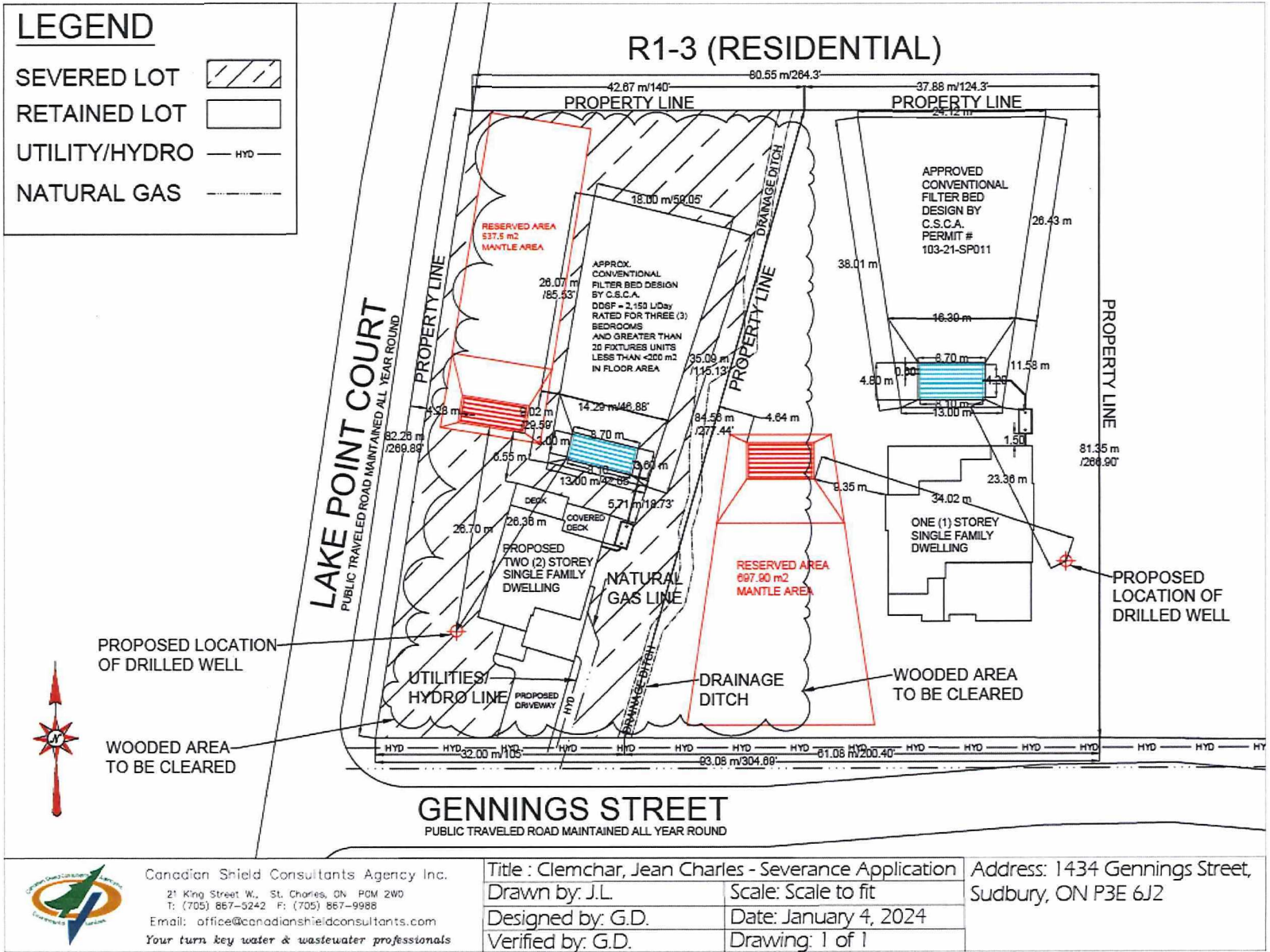
‘...In order to protect Ramsey Lake as a municipal water supply, no severances or subdivisions are permitted until municipal sewer and water services are available. In the interim, only single detached dwellings are permitted on legally existing lots fronting on public roads, subject to the approval of the appropriate regulatory authorities for a private sewage disposal system.’

The severed lot would have ±32m of frontage along Gennings Street, and a total area of ±3,038m². The proposed retained lot would have ±61m of frontage along Gennings Street with a total area of ±4,734m², and currently features an existing single detached dwelling with an approved conventional filter bed design (as illustrated on *Figure 1*). Both lots are proposed to be privately serviced by individual septic and well systems.

LEGEND

- SEVERED LOT 
- RETAINED LOT 
- UTILITY/HYDRO 
- NATURAL GAS 

R1-3 (RESIDENTIAL)



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 Your turn key water & wastewater professionals

Title : Clemchar, Jean Charles - Severance Application
 Drawn by: J.L.
 Designed by: G.D.
 Verified by: G.D.

Address: 1434 Gennings Street,
 Sudbury, ON P3E 6J2

Scale: Scale to fit
 Date: January 4, 2024
 Drawing: 1 of 1

Figure 1: Concept Plan

4.0 TECHNICAL REPORTS

4.1 HYDROGEOLOGICAL FEASIBILITY STUDY

The South Peninsula of Ramsey Lake area is subject to site and area specific policies as outlined in **Section 20.5** of the OP. Most notably, **Section 20.5.1(a)** does not permit lot creation over this area until municipal sewer and water services are available for the purpose of protecting Ramsey Lake as a municipal water supply. Therefore, a hydrogeological feasibility study was prepared by Cambium Inc. to assess the proposed severances impact on Ramsey Lake's municipal water supply and/or down-gradient water supply well users. As also recognized in the City's OP, the study acknowledges that phosphorus is the primary contaminant of concern to the municipal drinking supply in Ramsey Lake, and further acknowledges that nitrate is the primary contaminant of concern for the private water well supply users down-gradient of the subject property. The assessment includes a review of well records within 500m of the property, a test pit investigation, soil and ground water quality analysis, a nitrate loading assessment and a phosphorus loading assessment. The remaining applicable policies of **Section 20.5** are analyzed in detail within *Section 5.3* of this report.

The following conclusions/recommendations were produced by this study:

- *... 'The nitrate loading calculations support the site severance given the severed portion sewage system in corporate Level IV tertiary treatment with a nitrate effluent of 20mg/L (typical). The calculations indicate that the cumulative existing conventional and proposed tertiary sewage system will be 9.20 mg/L, less than the Guideline D-5-4 limit of 10 mg/L.*
- *Based on the review of the local well records, the sewage system for the proposed severance does not pose a risk to nearby water well users, as the bedrock water supply aquifers are not determined to be the final receiver of the wastewater effluent at the Site and Ontario Building Code horizontal clearance must be met.*
- *Based on the soils analysis and subsurface investigation, the Lakeshore Handbook criteria for phosphorus attenuation within 10 m of the sewage system is achievable if suitable imported sand is utilized to construct the severed lands sewage system. Therefore, there is no expected risk of additional phosphorus levels adversely impacting Ramsey Lake.*
- *It is recommended that a wastewater engineer is retained to design the proposed septic system for the severed lands' (Cambium Inc., 2024).*

The complete report will be included as part of a complete official plan amendment application.

5.0 POLICY OVERVIEW AND ANALYSIS

The following section sets out the relevant planning policy framework to assess the appropriateness of the proposed application in the context of Provincial and municipal policies and regulations. Each subsection will outline relevant policies and provide a planning analysis with respect to how the official plan amendment is consistent with or conforms to such policy.

5.1 PROVINCIAL POLICY STATEMENT, 2020

The *2020 Provincial Policy Statement (PPS)* provides high-level provincial policy direction for planning approval authorities in preparing municipal planning documents, and in making decisions on *Planning*

Act applications. Municipal official plans must be consistent with the PPS. Policies applicable to the proposed official plan amendment are outlined and analyzed below.

PPS **Section 1.1** speaks to managing and directing land use to achieve efficient and resilient development and land use patterns. **Section 1.1.1** states, in part:

1.1.1 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;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

...

Per **Section 1.1.1 a) & b)**, the application would facilitate the development of additional housing over the subject property, making more efficient use of a property that can accommodate one severance (and proposed single-detached dwelling) in accordance with as-of-right zoning provisions (see *Section 5.4* of this report). In addition, the proposed development would make more efficient use of Gennings Street, being a public road that is maintained year-round. This would assist in sustaining the financial well-being of the Province and municipality over the long term.

With respect to **Section 1.1.1 c)**, a hydrogeological feasibility study was prepared to assess this applications (and ultimately the proposed severance) impact on Ramsey Lake's municipal water supply and/or down-gradient water supply well users. Should the study's recommendations be implemented, '*...the proposed severance does not pose a risk to nearby water well users*', and '*...there is no expected risk of additional phosphorus levels adversely impacting Ramsey Lake*' (Cambium Inc., 2024).

Section 1.1.3 states, in part:

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a)efficiently use land and resources;*
- b)are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

...

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

...

The subject property is located within the City's settlement area, which shall be the focus of growth and development, per **Section 1.1.3.1**. In addition, the application promotes an efficient development that is appropriate for the infrastructure that is planned and available in the surrounding area (see *Section 2.0* of this report). With respect to planned and available sewer/water infrastructure, the proposed retained lot contains a well and approved conventional septic system, and the proposed severed lot is planned to contain the same. The hydrogeological feasibility study recommends/details a suitable septic design for the severed lot, given existing conditions and the proximity of such lands to Ramsey lake and down gradient water supply well users (see *Section 5.3* of this report). Per **Section 1.1.3.6**, the application would facilitate the creation of a new lot that would introduce a slightly increased density to an area that is predominantly low-density in nature and does not efficiently utilize land to its full potential.

PPS **Section 1.4** addresses housing and providing an appropriate range and mix of housing opinions and densities required to meet projected needs. **Section 1.4.3** states, in part:

...

1.4.3 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:

...

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.

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;

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;

...

With respect to **Section 1.4.3**, the application promotes small-scale residential intensification as a single-detached dwelling would be permitted over the subject property, should this application (and related severance) be approved. Moreover, the application directs such development over a property where appropriate levels of infrastructure are available, and can be installed (planned) to support additional housing without adversely impacting Ramsey Lake and nearby well users. Also, the application promotes a density that would more efficiently utilize the lands.

PPS **Section 2.2** contains policies for planning authorities to protect, improve or restore the quality and quantity of water. It states, in part:

2.2.1 *Planning authorities shall protect, improve or restore the quality and quantity of water by:*

...

b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;

...

f) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and

2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;

...

h) ensuring consideration of environmental lake capacity, where applicable; and

...

2.2.2 *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.*

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

Per **Section 2.2.1(b) & (h)**, the application addresses environmental lake capacity by completing a hydrogeological feasibility study to assess the proposed developments impact on Ramsey Lake, which requires special management considerations due to phosphorus enrichment. Phosphorus enrichment concerns on Ramsey Lake are identified in **Section 8.4** of the OP and analyzed in *Section 5.3* of this report. With respect to **Section 2.2.1(f) & 2.2.2**, the recommendations of the hydrogeological feasibility study outline site-specific development approaches for the proposal to contain private servicing and not

impact Ramsey Lake as a municipal water supply, and not contribute to unhealthy phosphorus levels in the lake.

The *2020 Provincial Policy Statement* was reviewed in its entirety. In conclusion, the application facilitates growth and development in the City's settlement area through small-scale intensification. This would make more efficient use of land and existing municipal infrastructure, thereby promoting the financial well-being of the Province and municipality in the long term. In addition, the application would result in a development that would not cause environmental or public health concerns, given the recommendations outlined in the hydrogeological feasibility study that are related to protecting Ramsey Lake as a municipal water supply and down gradient water supply well users. Given the analysis provided in this section of the report, the author finds that the subject application is consistent with the PPS.

5.2 GROWTH PLAN FOR NORTHERN ONTARIO

The *Growth Plan for Northern Ontario* (GPNO) is a 25-year plan that provides guidance in aligning provincial decisions and investment in Northern Ontario. It contains policies to guide decision-making surrounding growth that promotes economic prosperity, sound environmental stewardship, and strong, sustainable communities that offer northerners a high quality of life. It also recognizes that a holistic approach is needed to plan for growth in Northern Ontario.

Following a review of the application with respect to the GPNO, the author found no applicable policies. Therefore, the application does not conflict with the Plan.

5.3 CITY OF GREATER SUDBURY OFFICIAL PLAN

The *City of Greater Sudbury's Official Plan* (OP) is the principal land use planning policy document for the City of Greater Sudbury. The OP establishes policies that guide both public and private development/decision-making.

The subject property is designated Living Area 1 per *Schedule 1B* of the OP. Also, the property is located within the Settlement Area and Built Boundary on *Schedule 3*, and is subject to the South Peninsula of Ramsey Lake Site Specific Policy Area per *Schedule 2a* of the OP.

Typically, lands designated Living Area 1 are located in urbanized areas on full municipal sewer and water services. Such areas are seen as the primary focus for residential development to utilize and make the most efficient use of existing sewer and water capacity. The South Peninsula of Ramsey Lake Site Specific Policy Area is subject to special policies for those lands designated Living Area 1 within this area. Moreover, future growth through intensification and development is focused and encouraged within the Settlement Area and Built Boundary.

OP **Section 2.3** addresses policies that direct growth the key areas of the City, such as the Settlement Area, to reinforce the urban structure. It states, in part:

2.3.2.1 Future growth and development will be focused in the Settlement Area through intensification, redevelopment and, if necessary, development in designated growth areas.

2.3.2.2 Settlement Area land use patterns will be based on densities and land uses that make the most efficient use of land, resources, infrastructure and public service facilities, minimize negative impacts on air quality and climate change, promote energy efficiency and support public transit, active transportation and the efficient movement of goods.

2.3.2.3 Intensification and development within the Built Boundary is encouraged in accordance with the policies of this Plan. Development outside of the Built Boundary may be considered in accordance with the policies of this Plan.

...

Per the above noted policies, the application facilitates future growth and development in the City's settlement area and built boundary through small-scale intensification that would result in a more efficient use of the property, and the construction of a single-detached dwelling over the proposed severed lot. The scale of intensification proposed is suitable for the area, given its existing built-up character (being largely low-density in nature). In addition, the property can accommodate one severance (and proposed single-detached dwelling) in accordance with as-of-right zoning provisions (see *Section 5.4* of this report).

OP Section 2.3.3 states, in part:

...

The key is to ensure that intensification is context sensitive. It must be compatible with and reinforce the existing and planned character of an area. This can be accomplished through good urban design. Urban Design policies are outlined in Chapter 14.0.

2.3.3.1 All forms of intensification are encouraged in accordance with the policies of this Plan.

2.3.3.2 The City will aim to accommodate 20 percent of future residential growth and development through intensification within the Built Boundary.

...

2.3.3.7 Intensification will be encouraged on sites with suitable existing or planned infrastructure and public service facilities.

2.3.3.8 Intensification will be compatible with the existing and planned character of an area in terms of the size and shape of the lot, as well as the siting, coverage, massing, height, traffic, parking, servicing, landscaping and amenity areas of the proposal.

2.3.3.9 The following criteria, amongst other matters, may be used to evaluate applications for intensification:

a) the suitability of the site in terms of size and shape of the lot, soil conditions, topography and drainage;

b) the compatibility proposed development on the existing and planned character of the area;

- c) the provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;*
- d) the availability of existing and planned infrastructure and public service facilities;*
- e) the provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;*
- f) the impact of traffic generated by the proposed development on the road network and surrounding land uses;*

...

OP **Section 3.0** establishes policies for living areas that are compatible with the predominant pattern of development and the City's overall vision. **Section 3.2** states, in part:

3.2.1 Low density housing is permitted in all Living Area designations...

...

3.2.3 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.

...

3.2.10 Lot creation in Living Areas is permitted in accordance with minimum lot sizes set out in the Zoning By-law.

...

With respect to **Section 2.3.3.1 & 2.3.3.2**, the application would ultimately facilitate one severance and the construction of a single-detached dwelling over the proposed severed lot. This would assist the City in accommodating 20 percent of future residential growth and development through intensification within the built boundary. The remaining policies (noted above) should be considered when evaluating applications for intensification and new residential development in the settlement area. Per **Section 2.3.3.7**, it has already been recognized (throughout this report) that the proposed development is suitable for existing and planned infrastructure. As such, this part of the report will analyze the applicable evaluation criteria outlined in **Section 2.3.3.8, 2.3.3.9 & 3.2**. It is the authors opinion that the application conforms to such criteria, considering the proposed development:

- Is compatible with the existing built-up character of the surrounding area, which is largely zoned R1-3 (Low Density Residential One). The property is also zoned R1-3, and the size and shape of the proposed severed and retained lots, as well as the proposed single-detached dwellings siting, coverage, massing and height conforms to applicable R1-3 zoning provisions. Such is outlined in *Section 5.4* of this report;
- Would facilitate the creation of a new lot and another single-detached dwelling over the property, while maintaining a lot coverage over the severed and retained lot that provides the opportunity for such lots to contain between 90-92% landscaped open space/amenity areas.

This would assist in maintaining the open space character of the south shore of Ramsey Lake neighbourhood (as desired in **Section 20.5** of the OP);

- Provides the provision of adequate ingress/egress and off street parking. The severed and retained lot would contain driveways that connect directly to Gennings Street (being a publicly owned and maintained road), providing adequate ingress/egress to the existing and proposed single-detached dwellings. In addition, the dwellings require 1 parking space each (per *Table 5.5* of the zoning by-law), therefore off street parking can be adequately provided as well (see *Figure 1*); and
- Had the benefit of receiving a preliminary review from the City's Traffic and Transportation Department (through pre-consultation with various other City departments), for which no concerns with the proposals impact on traffic on the road network and surrounding land uses were raised.

OP **Section 8.4** contains policies to protect surface water resources, and particularly those that are of a special concern to the City (e.g. lakes with high phosphorus levels). **Section 8.4.2** states, in part:

8.4.2.1 Notwithstanding the policies listed in Section 8.4.1, certain lakes within the City require special management consideration due to phosphorus enrichment. These lakes are divided into two management categories based on the measured or modeled degree of influence of phosphorus on the lakes: Enhanced Management 1 and Enhanced Management 2.

...

8.4.2.3 Lakes that have been categorized as Enhanced Management 2 are listed in Appendix B and must satisfy at least one of the following conditions as determined by Hutchinson Environmental Services Ltd. in its 2015 report entitled "Development and Applications of a Water Quality Model for Lakes in the City of Greater Sudbury":

a. Lake has a potential phosphorus load that could cause it to exceed the revised PWQO for total phosphorus concentration (i.e. Phosphorus Load \geq Background + 50%).

b. Lake has a high responsiveness to phosphorus loads.

...

8.4.2.7 For lakes listed in Appendix B, lot creation or land use changes that result in a more intensive use may only proceed on shoreline lots where a site-specific assessment demonstrates that the development will not negatively impact water quality and outlines the circumstances under which development should occur. Specific development requirements identified through the assessment will be implemented through site plan control.

The subject property is located within approximately 130-200m of Ramsey Lake (130m north and 200m east of the property), which is categorized as Enhanced Management 2 in **Appendix B** of the OP. As such, Ramsey Lake requires special management considerations due to phosphorus enrichment, and

must satisfy at least one of the conditions as determined by the report entitled *Development and Applications of a Water Quality Model for Lakes in the City of Greater Sudbury* (Hutchinson Environmental Services Ltd., 2015). Such conditions are outlined in **Section 8.4.2.3**.

As previously discussed, a hydrogeological feasibility study was prepared to assess this applications (and ultimately the proposed severance) impact on Ramsey Lake's municipal water supply and/or down-gradient water supply well users. A part of this study contained a phosphorus loading assessment to assess if phosphorus could be attenuated through adsorption in the soil prior to reaching Ramsey Lake. The results of this assessment found that, to achieve phosphorus attenuation within 10m of the proposed septic system, *'...a fully raised septic bed design will be required. To install the fully raised septic bed, topsoil will be stripped back (ranging from 0.15 m to 0.30 m), and imported sand fill will be utilized. With the additional thickness of the imported sand for the raised septic bed, a minimum overburden thickness of 3.0 m is achievable'* (Cambium Inc., 2024). The study's conclusions/recommendations then go onto state that *'based on the soils analysis and subsurface investigation, the Lakeshore Handbook criteria for phosphorus attenuation within 10m of the sewage system is achievable if suitable imported sand is utilized to construct the severed lands sewage system. Therefore, there is no expected risk of additional phosphorus levels adversely impacted Ramsey Lake'* (Cambium Inc., 2024).

With respect to **Section 8.4.2.7**, it is the authors opinion that the application (although not being proposed over a shoreline lot) meets the intent of this policy – to only consider lot creation over properties in proximity to lakes listed in **Appendix B** where a site-specific assessment demonstrates that the development will not negatively impact water quality, and outlines recommendations for which such development could occur.

OP Section 20.5 speaks to the South Peninsula of Ramsey Lake Site Specific Policy Area. It states, in part:

20.5.1 Notwithstanding the policies of this Plan, the following special policies shall apply to lands designated as Living Area I on the South Peninsula of Ramsey Lake (i.e., all those Living Area I lands on Ramsey Lake Road, the Bethel Peninsula including all lands lying north and south of Bethel Lake, with the exception of lands along South Bay Road and Keast Drive that are designated as Living Area II):

a) In order to protect Ramsey Lake as a municipal water supply, no severances or subdivisions are permitted until municipal sewer and water services are available. In the interim, only single detached dwellings are permitted on legally existing lots fronting on public roads, subject to the approval of the appropriate regulatory authorities for a private sewage disposal system.

b) In order to preserve the open space character of the neighbourhood, the net density for the South Peninsula shall not exceed 10 units/hectare (equivalent to 1,000 m² or 10,764 ft² of land per unit) even after sewer and water services are available.

20.5.2 To maintain the open space character of the south shore of the Ramsey Lake neighbourhood, waterfront lots created by severance on the South Peninsula shall have

minimum road and water frontages of 30 metres (100 feet). Backshore lots created by severance shall also have road frontage of 30 metres...

...

The application seeks an exemption from **Section 20.5.1(a)** to permit the creation of one new lot over the subject property, whereas this policy does not permit lot creation over such lands until municipal sewer and water services are available. This policy exists to protect Ramsey Lake as a municipal water supply by not permitting lot creation that would require private servicing. However, it is the authors opinion that the proposed development is appropriate in this location considering a site-specific study demonstrated that the severed lot can be developed on private services without adversely impacting Ramsey Lake as a municipal water supply.

In order to preserve the open space character of the neighbourhood, **Section 20.5.1(b) & 20.5.2** states that the net density for such area shall not exceed 10 units/hectare (which is equivalent to 1,000m² of land per unit), and backshore lots created by severance shall have road frontages of 30m. The proposed severed and retained lots would be created through consent (severance) and contain lot areas and frontages greater than 1,000m² and 30m (see *Section 5.4* of this report), therefore the application would not hinder the open space character of the South Peninsula of Ramsey Lake, per the above noted policies.

The *City of Greater Sudbury Official Plan* was reviewed in its entirety. Given the analysis provided in this section of the report, the author finds that the subject application conforms with applicable municipal planning policy direction. Similar to provincial planning policy direction, the application facilitates future growth and development in the City's settlement area and built boundary, resulting in a more efficient use of land and municipal infrastructure. Moreover, the proposed development is compatible with the existing built-up character of the surrounding area given the size and shape of the proposed lot and its building and landscaping coverage. Finally, this section analyzed the applicable policies of the South Peninsula of Ramsey Lake Site Specific Policy Area. Ultimately, it was concluded that there is no expected risk of adversely impacting Ramsey Lake with the proposal containing private servicing, and that the proposal would maintain the open space character of the neighbourhood (as desired in **Section 20.5** of the OP).

5.4 CITY OF GREATER SUDBURY ZONING BY-LAW 2010-100Z

The subject property is zoned R1-3 (Low Density Residential One) under the *City of Greater Sudbury Zoning By-law*. A zoning by-law amendment is not required to facilitate the proposed severance (and a single-detached dwelling) over the property. **Section 4.41.2** of the zoning by-law contains setback requirements for residential buildings and accessory structures, including leaching beds. This section states, in part, that '*no person shall construct a leaching bed closer than 30.0 metres from the high water mark of a lake, river or stream.*' At its closest point, the property is located within approximately 130m of Ramsey Lake (north of the property), therefore the proposed septic system would exceed such requirement. Moreover, the R1-3 zone permits single-detached dwellings, along with Bed and Breakfast Establishments, Group Homes (Type 1 in the zoning by-law) and Private Home Daycares. A zoning matrix table was created in *Figure 2*, and analyzes the proposed development (as illustrated in *Figure 1*) against the applicable R1-3 zoning provisions.

	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Corner Side Yard	Maximum Lot Coverage	Maximum Height
Required	1000m ²	30m	30m	6m	7.5m	1.2m (1 storey) / 1.8m (2 storey)	4.5m	40%	11m
Proposed Severed Lot	±3,038m ²	±32m	±85m	±15m	>7.5m	±11m	±12m	±8%	N/A
Proposed Retained Lot	±4,734m ²	±61m	±85m	±20m	>7.5m	±10m	N/A	±10%	N/A

Figure 2: Zoning Matrix Table

6.0 CONCLUSION

The application proposes to amend the *City of Greater Sudbury Official Plan* on a site-specific basis to permit the creation of one new lot over the subject property, whereas the South Peninsula of Ramsey Lake Site Specific Policy Area does not permit lot creation over such lands until municipal sewer and water services are available. It is the authors opinion that the creation of a new lot in this location is appropriate considering a hydrogeological feasibility study was prepared and demonstrated that the severed lot can be developed on private services without adversely impacting Ramsey Lake as a municipal water supply and down gradient water supply well users with respect to potential public health concerns. In addition, the proposed development facilitates growth to the City's settlement area and built boundary, and makes more efficient use of the property, while being cognisant of the existing built-up character of the area.

Given the analysis provided herein, the author finds that the proposed official plan amendment conforms with the intent of the *City of Greater Sudbury Official Plan* and the *Growth Plan for Northern Ontario*, is consistent with the *2020 Provincial Policy Statement* and represents good planning.

Respectfully submitted,

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