

## For Information Only

### Official Plan Review Phase 2 Update

Presented To:	Planning Committee
Presented:	Monday, Mar 04, 2019
Report Date	Wednesday, Feb 06, 2019
Type:	Correspondence for Information Only

### Resolution

For Information Only

### Relationship to the Strategic Plan / Health Impact Assessment

The Official Plan is a blueprint to help guide Greater Sudbury's development over the next twenty years. It establishes long-term goals, shapes policies and outlines social, economic, natural and built environment strategies for the City. It is the document that contains policies that enable or guide the development of certain studies as set out in the Strategic Plan, including Community Improvement Plans and Nodes and Corridors Studies.

### Report Summary

This report outlines the next phase of the Official Plan Review process including subject matter, timeframes and key dates.

### Financial Implications

There are no financial implications associated with this report.

#### Signed By

##### **Report Prepared By**

Ed Landry  
Senior Planner  
*Digitally Signed Feb 6, 19*

##### **Manager Review**

Kris Longston  
Manager of Community and Strategic Planning  
*Digitally Signed Feb 7, 19*

##### **Recommended by the Division**

Jason Ferrigan  
Director of Planning Services  
*Digitally Signed Feb 11, 19*

##### **Financial Implications**

Jim Lister  
Manager of Financial Planning and Budgeting  
*Digitally Signed Feb 14, 19*

##### **Recommended by the Department**

Tony Cecutti  
General Manager of Growth and Infrastructure  
*Digitally Signed Feb 14, 19*

##### **Recommended by the C.A.O.**

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Feb 20, 19*

**Official Plan Review Phase 2 Update**  
**Planning Services Division**  
**Report Date: February 11, 2019**

**Background**

The City's current and in-effect Official Plan was adopted by City Council in 2006 and was approved, with modifications, by the Minister of Municipal Affairs and Housing (MMAH) in 2007. The Planning Act requires Council to revise the City's Official Plan every five years to ensure it still meets local and provincial goals and objectives. The current review of the official plan began in 2012 and involved extensive study, public consultation, and reports to Planning Committee and Council (See References 1, 2, 3 – (April 25, 2016; May 29, 2017; May 28, 2018 staff reports).

Phase One of the Official Plan Review (OPA 88) was adopted by City Council on June 26, 2018 by By-law 2018-124P (See Reference 4). OPA 88 was forwarded to the Ministry of Municipal Affairs and Housing on July 9, 2018 for a Minister's Decision given that the approval of a five-year review OPA is not exempt from the Minister's approval.

On February 5, 2019, the Minister issued a Notice of Extension of the period for decision-making by 90 days. The new date after which a person or public body may appeal all or part of the official plan amendment if no notice of decision is given is now May 6, 2019 (See Attachment A).

Phase Two of the Official Plan Review is also subject to a review and approval from the Minister of Municipal Affairs and Housing.

**Phase Two**

As noted in the May, 2018 Staff report (See Reference 3), Phase Two of the Official Plan Review would consider the recommendations of the Transportation Master Plan and the Water/Wastewater Master Plan. Staff would also bring forward any recommended land use policy changes associated with the Greater Sudbury Development Corporation's *From the Ground Up 2015-2025* and other documents such as, but not limited to, the Transportation Demand Management Plan.

Recent changes to the Planning Act (e.g. Bill 139), and any upcoming changes to the Provincial land use planning framework, may also need to be considered as part of the Phase Two of the Official Plan Review.

## Proposed Process

### Special Meeting of Council / Public Hearing

The Planning Act requires a special meeting of Council to launch a review of the Official Plan, and requires the City to consult with the Approval Authority (the Ministry of Municipal Affairs and Housing) and prescribed public bodies (e.g. Conservation Authority, Hydro One, railway lines, etc) with respect to the revisions that may be required.

On January 23, 2012, the City held a Public Hearing at Planning Committee to launch the review of the Official Plan. At that time, Staff received direction to prepare the necessary background studies and to consider any issues or comments raised at the special meeting or through formal submissions to the City, including those issues previously identified by Council. Staff recommends that this special meeting of Council be scheduled during the June 10, 2019 Planning Committee meeting.

### Open Houses and Public Hearings

Following the presentation of a first draft Phase Two Review of the Official Plan, staff would seek direction to undertake a series of public open houses to receive comment on the proposed changes to the Official Plan. Staff would consider these comments and bring forward a recommended final Phase Two OPA to a public hearing, and for Planning Committee and Council's consideration. Upon adoption of the Phase Two OPA, it would be forwarded to the Province for a Minister's Decision, per the requirements of the Planning Act.

## Proposed Schedule At-a-Glance

Step	Date
Update Report to Council	March 4, 2019
Provincial Core-Team Meeting with Province	April, 2019
Special Meeting of Council/Public Hearing	June 10, 2019
Prepare draft amendment and circulate to Ontario Ministry of Municipal Affairs and Housing (MAH) (Mandatory 90-day circulation prior to issuing notice of public meeting and	Summer 2019/Early Fall 2019

open house)	
Open Houses and Public Hearings	Late Q4 2019
Adoption	Post Public Hearing Date
Forwarding of record to MAH	Within 15 days of Adoption
Decision by MAH	Typically within 210 days of receiving record.

## References

1. "Phase 1 Official Plan Review Update" - April, 2016 Report to Planning Committee  
<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=1&id=984>
2. "Phase 1 – 5 Year Official Plan Update" - May, 2017 Report to Planning Committee  
<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=7&id=1108>
3. "Official Plan Phase 1" – May, 2018 Report to Planning Committee  
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=1224&itemid=14438>
4. OPA 88 - Adopting By-law  
<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=24257.pdf>

## Attachments

Attachment A – Notice of Extension, February 5, 2019 Letter from Minister of Municipal Affairs and Housing

Ministry of  
Municipal Affairs  
and Housing

Office of the Minister

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Toronto ON M5G 2E5  
Tel.: 416 585-7000  
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Ministère des  
Affaires municipales  
et du Logement

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FEB 05 2019

Jason Ferrigan, Director of Planning Services  
City of Greater Sudbury  
PO Box 5000  
Station A  
Sudbury ON P3A 5P3  
[Jason.ferrigan@greatersudbury.ca](mailto:Jason.ferrigan@greatersudbury.ca)

Dear Jason Ferrigan:

**Subject: Official Plan Amendment No. 88**  
**MMAH File Number: 53-OP-140087**

The *Planning Act* includes provisions related to the extension of timeframes for decision-making.

Pursuant to section 17(40.1) of the *Planning Act*, this is a notice of extension of the period for decision-making by 90 days. The new date after which a person or public body may appeal all or part of the official plan amendment to the Local Planning Appeal Tribunal if no notice of decision is given is **May 6, 2019**.

The extension of the timeframe in this case will allow for additional time to consider potential modifications given Sudbury's identified interests.

Ministry staff will follow up with you shortly.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Clark".

Steve Clark  
Minister