

## Phase 1 Official Plan Review - Adoption

The current Official Plan was adopted by City Council in 2006 and approved, with modifications, by the Minister of Municipal Affairs and Housing (MMAH (now Ministry of Municipal Affairs (MMA)) in 2007. The current Plan replaced the 1978 Official Plan for the Sudbury Planning Area and 12 other land use planning documents. Section 26 of the *Planning Act (the Act)* requires that municipalities revise their official plans at least every five years after the official plan comes into effect to ensure that it:

- Conforms with provincial plans (e.g. growth plans) or does not conflict with them, as the case may be;
- Has regard to matters of provincial interest articulated in Section 2 of the *Act*;
- and
- Is consistent with provincial policy statements issued under Section 3 of the *Act*.

The Planning Committee has been actively involved in the five year review, considering various elements over the course of 16 meetings held between 2011 and 2017.

Additionally, staff has held over 12 meetings with various advisory panels, sixteen public open houses, one public input session and one day-long stakeholder workshop. Staff has also held more than 50 meetings with residents, landowners, developers, CANs, community stakeholder groups and public agencies. Additionally, well over 225 written submissions have also been received regarding the Official Plan.

On March 20, 2017 a public hearing was held as required under Section 26 of the Planning Act prior to the adoption of Phase 1 - 5 Year Review Official Plan amendment. That hearing provided a final opportunity for the public and other agencies to provide comments on the proposed revisions to the Official Plan. During the hearing verbal submissions were made by three (3) individuals and an additional sixteen (16) written comments were received from individuals or stakeholder groups during the lead up period.

The comments received are summarized in the attached table and pertained to strengthening of environmental policies, accuracy of the population projections and a boundary expansion request that was previously considered and responded to. Based on the comments received, the following minor changes are recommended by staff:

- The last sentence of the third paragraph of Section 2.3.3 has been deleted. A general description of intensification is provided in the first paragraph of the same Section.
- Within Section 8.4.2, surface water, references to phosphorus being of natural or human origin and to causal studies were removed. References to soils and septic systems have been removed to reflect that the principal authority for Part 8 in Greater Sudbury is the Sudbury & District Health Unit.
- Within Section 7.3.1, reference to 'community gardens' was added to policy 3b

and reference to rain gardens, green infrastructure and rain capture were added to policy 3h.

- Within sections pertaining to Local Food, minor changes were made to reflect the use of the words 'local', 'community' or 'regional' where appropriate.
- The context section has been updated to reflect the 'three' main watersheds within the City.
- Section 19.5.1 has been revised to reflect that there is one existing zoning by-law, to be updated from time to time.

Settlement boundary expansion requests can only be considered at the time of a comprehensive review of the Official Plan. Through the Official Plan review process, a number of requests have been received to expand the settlement boundary in various locations which would have the effect of adding to the designated land supply. Greater Sudbury's land supply was investigated in 2013 through the Growth and Settlement Policy Discussion Paper. The Provincial Policy Statement and the Northern Growth Plan require that municipalities maintain a minimum and maximum supply of employment lands and residential lands in various stages of development approval. The Paper determined that under the high growth scenario there was an approximate 54 year supply of employment lands and an approximate 43 year supply of residential lands, which greatly exceeds the maximum supply set out in the PPS. Staff continue to maintain settlement boundary expansion requests cannot be justified and do not represent good planning.

Upon Council adoption of the Phase 1 Amendment, the proposed amendment will be submitted to the Ministry of Municipal Affairs for a final approval.

The Five Year Review Phase 1 Draft Amendment to the Official Plan, the public submissions, along with a summary of how they were considered in the Phase 1 Draft Official Plan are available on the City's website for public review and comment. Similarly, comments received from the Ministry of Municipal Affairs as well as how they were incorporated into the Phase 1 Draft are also provided on the website.

Phase 2 of the Official Plan Review will consider the Transportation Master Plan and the Water/Wastewater Master Plan once they are approved. At that time, staff will also bring forward any recommended land use policy changes associated with the Greater Sudbury Development Corporation's From the Ground Up 2015-2025.

## **Summary**

The public hearing held on March 20<sup>th</sup>, 2017 constitutes the required hearing under Section 26 of the *Planning Act*. The attached recommended Official Plan Amendment represents the culmination of Phase 1 of the Official Plan Review Process and incorporates minor changes resulting from public feedback from January 2017 and during the Public Hearing.

## Resources Cited

City of Greater Sudbury, *Transportation Master Plan*

<https://www.greatersudbury.ca/living/roads/draft-transportation-master-plan1/>

City of Greater Sudbury, *Water/Wastewater Master Plan*

<https://www.greatersudbury.ca/inside-city-hall/official-plan/phase-1-official-plan-review/phase-1-background-studies/waterwaste-water-study/>

City of Greater Sudbury, 2013, *Growth and Settlement Policy Discussion Paper*

<https://www.greatersudbury.ca/inside-city-hall/official-plan/phase-1-official-plan-review/phase-1-background-studies/>

City of Greater Sudbury, *Official Plan Review website:*

<http://www.greatersudbury.ca/inside-city-hall/official-plan/phase-1-official-plan-review/>

Greater Sudbury Development Corporation, 2015, *From the Ground Up*

<https://www.greatersudbury.ca/living/newsroom/newsreleases/from-the-ground-up-gs2025-consultation-for-greater-sudburye28099s-economic-development/>

Ministry of Infrastructure, Ministry of Northern Development, Mines and Forestry, 2011, *Growth Plan for Northern Ontario*,

[https://www.placestogrow.ca/index.php?option=com\\_content&task=view&id=53](https://www.placestogrow.ca/index.php?option=com_content&task=view&id=53)

Ministry of Municipal Affairs and Housing, 2014, *Provincial Policy Statement*

<http://www.mah.gov.on.ca/Page215.aspx>