

NAME	DATE	SUBMISSIONS	STAFF RESPONSES & RECOMMENDATIONS
WRITTEN SUBMISSIONS			
1 Marty Kivistic - Part 1 Response	16-Feb-17	request to expand settlement area and designate Mr. Cusinato's property Industrial.	<p>The PPS and the Northern Growth Plan require that municipalities maintain a maximum 20 year supply of employment lands which includes Industrial, Commercial and Institutional lands. When calculating the land supply, the City included vacant employment lands that are designated, draft approved as well as legal lots of record, which totaled approximately 1,300 ha. The land supply and demand analysis was summarized in the Growth and Settlement Policy Discussion Paper: http://www.greatersudbury.ca/inside-city-hall/official-plan/phase-1-official-plan-review/phase-1-background-studies/. This report determined that in the high growth scenario there was an approximate 54 year supply of employment lands, using the reference scenario the supply would greatly exceed the maximum requirement. Between 2013 and 2016 approximately 5 ha of designated industrial lands have been developed and 2.09 ha of legal lots have been developed. Under the high growth scenario of 8,600 (345 jobs/yr) there remains an approximate 48.6 year supply of industrial lands. Under the reference scenario of 2,200 (88 jobs/yr) the supply of industrial lands would more than double the maximum permitted. It should be noted that industrial lands account for 87.8% of the employment lands total, with the remainder of the supply being Institutional and Commercial lands. Additionally, these calculations do not account for expansion on existing industrial lots. Based on the information provided regarding the suitability of certain lands within Coniston for development, staff has removed 256.5 ha of industrially designated lands (consisting of tailings) from the proposed settlement boundary to be consistent with other similar areas in the City. The removal of those lands from the Industrial land supply numbers would result in a 38.1 year supply of vacant employment lands under the high growth scenario and considerably more under the reference scenario.</p>
1 Marty Kivistic - Response Continued	16-Feb-17	request to expand settlement boundary and designate Mr. Cusinato's property Industrial.	<p>A review of the existing land supply within the Valley East Industrial Park was also completed and found that there are approximately 6 ha (15 acres) of vacant serviced land available and an additional 20 ha (50 acres) of vacant land within the settlement boundary to which services can be extended once the available 15 acres has been developed. The supply of employment lands, including industrial lands, is evaluated from a city wide perspective. Staff conducted this analysis as part of the Growth and Settlement Policy Discussion Paper in 2013 and found that the existing supply of vacant residential and employment lands more than exceeded the projected demand for the next 20 years and beyond. As a result, settlement boundary expansions cannot be justified at this time.</p>

2	John Lindsay	22-Feb-17	Recommends consideration of both no growth and decline scenarios as well as moderate growth.	Population projections are completed every five years and reflect StatsCan data and any economic variances that have occurred over the time period. Projections were last completed in 2013 by Hemson Consulting based on industry standards. The Official Plan contemplates a high growth and reference scenario. The high growth scenario is used to test the land supply. The reference scenario is based on Ministry of Finance projections and is used for infrastructure planning purposes. The city will be updating the population and employment projections based on the 2016 census data. No change recommended.
3	David Robinson	22-Feb-17	1. Growth estimates are wrong and decline is almost as likely as small growth. 2. The Transportation Master Plan is a gamble, building infrastructure and experiencing no growth is a fiscal disaster.	1. See above response to J. Lindsay. 2. Transportation will be dealt with in Phase 2 of the Official Plan review. No change recommended.
4	toangelis	23-Feb-17	Recommends using zero growth projections or decrease and more effort should focus on increasing density downtown.	See above response to J. Lindsay.
5	Naomi Grant and Lilly Noble, Coalition for a Liveable Sudbury	16-Mar-17	1. Sections 8.4 and 8.5 should be edited to distinguish properly between subwatershed studies and stormwater management studies and clearly list the requirements of each. 2. Blue green algae blooms should trigger Enhanced Management 1 policies. 3. OP should reference the 10 micrograms per litre and 20 micrograms per litre limits. 4. Concerned that lakes with phosphorus enrichment from primarily natural sources receive less protection from additional human sourced P. 5. Site-specific assessment should first assess whether or not develop should proceed on basis of being able to mitigate negative impacts to water quality. 6. A Program should be added to develop a more holistic assessment of lake capacity. 7. An EIS should be required for all wetlands in areas without a watershed or subwatershed plan. 8. Develop criteria for evaluating local significance and appropriate policies to protect locally significant natural features and areas.	1. Subwatershed studies and stormwater studies will be comprehensive within the context of their intended purpose. 2. Provincial guidance on land-use implications of 'cyanobacterial bloom' lacking. The term 'cyanobacterial bloom' not adequately defined by Province. 3. Rationale is explained in second paragraph of Section 8.4.2. Policy also included for statistically significant increasing trend in total phosphorus concentrations primarily due to human activity. 4. Province recognizes that each lake has its own distinct trophic status as represented by its TP concentration. At a minimum, shoreline lots on all lakes will be subject to site plan control. 5. Development permitted on existing lot of record; site-specific assessment provides guidance. New lot creation will be dependent on site-specific assessment. 6. Provincial guidance on expanded scope of lake capacity assessment lacking. 7. Flexibility required in determining wetland identification and EIS requirements. 8. Sensitive surface water features, including wetlands, to be identified during subwatershed planning process. Staff do not recommend any changes based on the above.
6	Coalition Cmt Continued	16-Mar-17	8. Recommendation to restore prohibition of development within 15m of floodplain. 9. Add the words "floodplains or" to policy 3 of section 10.2. 10. Provide further guidance re: permitted uses and development in passive parks. 11.4 Ensure all natural parks and ecological reserves have a land use designation of Parks and Open Space. 12. Add 'community gardens' to Policy 3b of Section 7.3.1 . 13. Add 'rain gardens, green infrastructure, rain capture, and plantings of native species' as examples in Policy 3h of section 7.3.1. 14. Add reference to Green Space Advisory Panel's parks gap analysis policy 6 of section 7.3.	8. The flood plain boundaries shown on the land use schedules are based on Conservation Sudbury mapping and represent a good approximation of the flood plain areas. Conservation Sudbury and the Ministry of Natural Resources and Forestry should be consulted, on a per-application basis, to determine the exact boundaries of lands affected by flooding or erosion hazards, plus any adjacent lands that may be subject to additional hazards and development controls. Final decisions on matters related to lands affected by flooding or erosion hazards, and adjacent lands, are subject to Conservation Sudbury or MNRF approval. In this sense, the removal of the 15 m specification is both more flexible and inclusive. 9. The phrase "lands subject to flooding or erosion hazards" is inclusive of floodplains. No change recommended. 10. Recommendations from the Parks, Open Space and Leisure Master Plan were incorporated into Official Plan. To maintain flexibility and adaptability re: open space, further direction should be provided on a case by case basis, and not via official plan policy. 11. City staff has reviewed the information and confirms that all parks and reserves have been appropriately captured. 12. Change recommended. Clause to read "In designing parks, the City will consider the needs of a diverse and aging population through the provision of washroom, seating, shade/shelter, community gardens, drinking fountains, pathways and picnic areas". 13. Change recommended in part. Native species already included in clause f. 14. The Green Space Advisory Panel's gap analysis and acquisition ranking is one tool the municipality can use to address gaps in the parks system. The proposed policy does not preclude the use of the tool. No change recommended.

6	Coalition Cmt Continued	16-Mar-17	<p>15. Add 'any development or redevelopment of a site with an urban hilltop will be subject to site plan control to protect the visual asset as well as public access where appropriate and desired' to policy 5 of section 14.6</p> <p>16. Request that reclaimed sites identified as a priority by VETAC be subject to an EIS and site plan control in order to protect the scientific value of the site.</p> <p>17. Identify policy that seeks to avoid/mitigate development impacts on private green space opportunities classified as Ecological Reserve and as Natural Park.</p> <p>18. Identify policy that address the degradation of natural heritage areas/features on a site prior to receiving necessary development approvals.</p> <p>19. The Coalition for Liveable Sudbury trust that the Climate Change Adapation Strategy will also address climate change mitigation.</p>	<p>15. Council currently has the flexibility to include measures, at the development stage, to mitigate any impacts on rock outcrops and urban hilltops as per Section 14.6.5. No change recommended.</p> <p>16. Mitigation of reclaimed sites through avoidance is often not an option given the site preparation that needs to occur to accommodate development. Official Plan currently includes policies requiring tree replacement for development on reclaimed sites. No policy changes recommended.</p> <p>17 & 18. The official plan is meant to be read in its entirety. The policies of chapter 9 (Natural Environment) of the Plan seek to protect the natural heritage features and areas of the community.</p> <p>19. The Official Plan introduces the Climate Change Adaptation Strategy as a programming element. The strategy will be addressed further at a later date and will likely include climate change mitigation measures.</p>
6	Coalition Cmt Continued	16-Mar-17	<p>20. Request to see 'sustainable neighbourhood design' specifically mentioned in the Official Plan.</p> <p>21. Concern that the sections on green and alternative energy have been removed from the Official Plan.</p> <p>22. Disappointed that changes to the Official Plan will facilitate rural lot splitting.</p> <p>23. Intensification should be directed to Downtown, Town Centres, Regional Centres and Mixed-Use Commercial Corridors.</p> <p>24. Disappointed that no improvements were made to the Citizen Participation and Public Meetings section.</p>	<p>20. The Official Plan is meant to be read in its entirety. Sustainability, neighbourhood design, and sustainable neighbourhood design are integral to the official plan (see section 11.7 and 14.3 in particular). No change recommended.</p> <p>21. Changes to the Planning Act brought on by the Green Energy and Green Economy Act, 2009 limited the municipality's ability to direct green energy projects using Planning Act tools. Reinserting the sections is not recommended.</p> <p>22. See Rural Consent Policy Options Paper.</p> <p>23. The Official Plan appropriately directs growth and intensification to the City's settlement areas. Further to this, the plan provides the framework of an urban structure, including phasing and intensification policies, and commits to undertaking a nodes a corridor strategy to reinforce the City's strategic core areas. No change recommended.</p> <p>24. The City's official plan policy on public consultation is greater than the minimum standards set out in the Planning Act. No change recommended at this time.</p>
7	John Lindsay	9-Mar-17	<p>1. Questions whether the Plan will provide projections that indicate less than moderate growth or even decline.</p> <p>Will improvements mentioned in the draft Transportation Master Plan be included as part of the Official Plan?</p> <p>Will the Plan reference current watershed studies and recognize impact of chloride on surface and groundwater?</p> <p>Questions pertaining to older adult policies.</p> <p>Policies to maintain hilltops are a miss and more residential development downtown should be encouraged.</p>	<p>1. See above response.</p> <p>2. To be addressed during Phase 2.</p> <p>3. Policies currently reference watershed studies that are to address a comprehensive list of issues and concerns related to water quality.</p> <p>4. New Section 16.0 of Planning for and Aging Population has been added which contains policies supporting a diversity of housing options, accessible and convenient public transportation and availability of recreational opportunities. Suggestions regarding a reverse mortgage and removal of parkign meters do not fall within the scope of the Official Plan.</p> <p>5. Increased intensification targets have been included in Section 2.3.3.</p>
8	Fred Mens	9-Mar-17	<p>1. Traffic should be slowed on Paris Street between John and Regent.</p> <p>2. Secondary suites are a good idea and intensification should be encouraged.</p>	<p>1. Outside the scope of the Official Plan.</p> <p>2. Secondary dwelling unit policies are now included in the Official Plan.</p>
9	Cathy Orlando	7-Mar-17	Climate change mitigation and carbon pricing.	Several policies throughout the plan now refer directly to climate change mitigation or climate change adaptation. Carbon pricing lies outside of the scope of an Official Plan.
10	Jean Leblanc, Mallette-Goring Real Estate Brokerage	20-Mar-17	Letter in support of Mr. Cusinato's proposal to designate lands Industrial. Submitted by R. Dupuis at the Public Hearing.	See above resonse to M. Kivistic.
11	Tim Hickey, Hidden Ridge Estates	17-Mar-17	<p>1. Request that retirement homes be added to policy 4.4.1.</p> <p>2. Request that the third paragraph of Section 2.3.3 be removed regarding intensification in living areas.</p> <p>3. Request additional policies in Section 16.2 that encourage and support innovative senior housing.</p>	<p>1. Retirement homes are contemplated in section 4.4 as a small scale insitutional use and are permitted in the Living Area on site specific basis subject to a zoning by-law amendment. No change recommended</p> <p>2. The last sentence of the third paragraph of Section 2.3.3 has been deleted.</p> <p>3. Section 16.2.1 supports innovative seniors housing. no change recommended.</p>
12	Kristi Arnold, Dalron	15-Mar-17	Request change to section 2.3.3 as it can be interpreted to limit the forms of intensification possible.	The last sentence of the third paragraph of Section 2.3.3 has been deleted.
13	William Ruttan, Ruttan Development Corporation	14-Mar-17	Request for notification	No response required.

14	Wendy Kaufman, Ministry of Municipal Affairs	17-Mar-17	<p>Further concerns with the approach and associated policies related to the protection of surface water quality. Further technical discussion and definition of terms may assist in resolving these concerns.</p> <ol style="list-style-type: none"> 1. Concern in Policy 8.4.2.2b, Policy 8.4.2.5 and Policy 8.4.3.1 in terms of basing causal study on determining whether or not phosphorus enrichment is primarily of natural or human origin. Clarify what will be done with development proposals during the time it takes for a causal study to be completed. 2. Recommendation to include cyanobacterial blooms in the water management policies. 3. Clarify the actions that will be taken if there are less than 5 years of TP data available. 4. Clarify how statistical trends in TP concentrations will be determined. 5. Use the MOECC-recommended zone of influence of 300m from the lake and from permanently flowing tributaries of the lake. 6. Include 30m setback for structures. 7. Provide details on proposed approach for soils and septic systems. 8. Suggest scope for adaptive management in water quality protection as new information becomes available. 	<ol style="list-style-type: none"> 1. References to phosphorus being of natural or human origin and to causal study have been removed from the policies. 2. The term 'cyanobacterial blooms' requires consistent definition and guidance from the Province before including in a municipal Official Plan. Moreover, recent research in the Algoma District found that cyanobacteria were able to thrive in lake surface waters when the supply and modelled bioavailability of iron was low. These and other findings suggest that iron serves as a possible cofactor that maintains cyanobacterial biomass across a lake trophic gradient and that cyanobacteria invoke a similar iron-scavenging system to overcome iron limitation in lakes of all trophic states. Additional research in this area is required to inform policy development for Canadian Shield lakes. No change recommended. 3. Lakes that exhibit elevated in TP concentrations have already been identified and have been monitored for > 10 years. No change recommended. 4. Statistical trend will most likely follow the method established by Hutchinson Environmental Sciences Limited and by the Province. 5. Guidance from the Province on applying the 300m zone of influence along permanently flowing streams is lacking and could lead to unreasonable outcomes. No change recommended. 6. City staff are of the opinion that a 20 m setback for structures is sufficient to protect water quality and to avoid numerous legal non-conforming situations on existing lots. No change recommended. 7. In Greater Sudbury the principal authority for Part 8 of the OBC is the Sudbury & District Health Unit. All references to soils and septic systems are removed from the proposed policies. 8. Legislated OP review process is sufficient to address changes as new water quality knowledge becomes available. No change recommended.
15	Mac Sinclair	23-Feb-17	Follow-up on Resolutions 90 and 90A1 regarding the Legion.	Change made as per Council resolutions 90 and 90A1, as follows: "21.95 Notwithstanding anything to the contrary, the City will require the dedication of land for parks and recreational purposes as a condition of development or redevelopment for lands described as PIN 73579-0273, Parcels 18627 & 15636 S.E.S, Lot 129, Plan M-139, in Lot 1, Concession 3, Township of McKim, otherwise known as Royal Canadian Legion Branch 76. Payment-in-lieu of parkland dedication will not be accepted by the City. The City will ensure that such dedication will protect the views to Ramsey Lake."
16	Kathy Kowlaski	20-Mar-17	Current location of the Farmer's Market is not practical to access for seniors living in downtown core and not aesthetically pleasing.	Outside the scope of the Official Plan. No change recommended.
VERBAL SUBMISSIONS				
17	Ron Dupius	20-Mar-17	Attended public hearing on behalf of A. Cusinato. Provided maps of Cusinato lands. Requested that 71 acres of industrial designated lands be removed from either Coniston or the Suez location, where development is not feasible, and designate the Cusinato lands.	See above response to M. Kivistic.
18	Naomi Grant	20-Mar-17	Same concerns outlined in written submission of March 16, 2017	See above response to Coalition for a Liveable Sudbury.
19	Nels Conroy	20-Mar-17	Acknowledged policies in place prior to the adoption of the source protection plan. Remind staff the scope of the Source Protection Plan only covers municipal water sources and of the importance of stormwater.	Section 8.1 contains policies for the general protection of water resources. Section 8.5 contains policies pertaining to stormwater, some revisions have been made. No change recommended.
20	Mac Sinclair	23-Feb-17	<ol style="list-style-type: none"> 1. Abandoned CN line running between North Bay and Capreol is shown as a rail line, but is abandoned. 2. Kelly Lake is spelled differently in different documents. <p>Questioned the spelling of Lake Panache and the use of the word small in reference to it.</p> <p>Location of text for site specific OPA #44.</p> <ol style="list-style-type: none"> 5. Request clarification of how the value of parkland is determined in Section 6.4. 6. Questioned how the second access for Laurentian will be treated. 7. Suggested revision of section 19.5.1 which references a new Zoning By-law. 8. Questioned if there are any Source Protection policies applicable to surface water taking. <p>Questioned if Kivi Park should be designated in the Plan.</p>	<ol style="list-style-type: none"> 1. To be considered during Phase 2. 2. Spelling of Kelly Lake to be made consistent throughout document. 3. Panache is the official spelling as per the Ontario Geographic Names. 4. Has already been approved and included in the current version of the Plan. 5. Section 7.3.1.7 references that dedication will be in accordance with Section 42 of the Planning Act. 6. To be considered during Phase 2. 7. Proposed revisions included in the draft by-law. 8. There are no quantity issues with surface water sources. MOECC should be contacted regarding a PTTW. 9. Not in City ownership yet. Recommend addressing in a future amendment.