

Road Type	Zoning By-law Definition	Development Implications
Assumed or Public Road	A public thoroughfare for vehicular and pedestrian traffic which is assumed and maintained year-round by and under the jurisdiction of the City of Greater Sudbury or Province of Ontario	-Maintained by City -lot creation permitted
Seasonal Road	A public thoroughfare for vehicular and pedestrian traffic which is assumed and maintained, but not year round by/and under the jurisdiction of the City of Greater Sudbury or the Province of Ontario.	-maintained by City seasonally -lot creation for seasonal only – on lakes, subject to rezoning
Private Road	A private thoroughfare for vehicular and pedestrian traffic not under the jurisdiction of the City of Greater Sudbury or the Province of Ontario that is not a private access road.	-not maintained by City -lot creation not permitted
Private Access Road	A private right-of-way over private or public property or a roadway over Crown land which affords legal access to abutting lots and is not maintained by a public body	-not maintained by City -lot creation not permitted
Unassumed Road	A public thoroughfare for vehicular and pedestrian traffic under the jurisdiction of the City of Greater Sudbury or the Province of Ontario but not assumed by either body for maintenance purposes.	-not maintained by City -lot creation not permitted

Official Plan – 5.2.1 policy 4 - the conversion of existing seasonal dwellings to permanent use is permitted provided that: a. the dwelling has frontage on a public road maintained year round.

Official Plan - 5.2.2 policy 4c - new lots for seasonal waterfront residential uses are permitted on waterbodies or watercourses with public water access with adequate off-street parking and boat docking facilities.

Official Plan – 5.2.2 policy 5 - new lots proposed for seasonal residential use may be permitted in the Rural Areas designation on waterbodies and watercourses subject to rezoning.

Official Plan - 20.6 Fairbank Lake Policy Area – lots may be created provided that for seasonal dwellings, a No Demand for Services Agreement is registered against title where access is obtained from a seasonally maintained road.

Official Plan - 20.11 Long Lake Area Waterbodies – As indicated on Schedule 2a: *Site and Area Specific Policies*, a permanent residential waterfront zone for properties abutting water is established where such areas front on a public road that is maintained year-round, or where a registered right-of-way provides access from an existing parcel to a year-round, publicly maintained road.