

Appendix B

By-law 2023-xx

**A By-law of the City of Greater Sudbury to Amend By-Law 2010-220
being a By-law of the City of Greater Sudbury to continue parts of the City of Greater
Sudbury as a site plan control area, as amended.**

Whereas Council for the City of Greater Sudbury wishes to amend By-law 2010-220 to change the classes of development that are exempt from site plan control as required under Bill 23, More Homes Built Faster Act, 2022;

Now therefore Council of the City of Greater Sudbury hereby enacts as follows:

Amend 2(c)

1. By-law of the City of Greater Sudbury to continue parts of the City of Greater Sudbury as a site plan control area, as amended, is hereby further amended by repealing paragraph 2(a-d) and enacting the following paragraph 2(a) in its place and stead:

“(a) Development of ten residential units or less, on individual lots and buildings accessory thereto, regardless of zoning.”

Amend Paragraph 3

2. By-law of the City of Greater Sudbury to continue parts of the City of Greater Sudbury as a site plan control area, as amended, is hereby further amended by amending paragraph 3 from:

“3 Pursuant to subsection (4) of Section 41 of the Planning Act, R.S.O. 1990., c. P.13, the City of Greater Sudbury may use site plan control to address matters relating to the exterior design of new buildings not specifically excluded by Sections 1 and 2 of this By-law including, without limitation, the character, scale, appearance and design features of buildings, and their sustainable design, where appropriate.

To:

“3 Pursuant to subsection (4) of Section 41 of the Planning Act, R.S.O. 1990., c. P.13, the City of Greater Sudbury may use site plan control to address matters relating to the exterior design of new buildings to the extent that the appearance impacts matters of health, safety, accessibility, sustainable design or the protection of adjoining lands. Site plan control may also be applied to the sustainable design elements on any public road immediately adjoining a property being developed including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture and bicycle parking facilities., where appropriate.

Effective

7. This By-law shall come into full force and effect upon passage.

Read and Passed in Open Council this ____ day of _____, 2023

_____ Mayor

_____ Clerk