

**AMENDMENT NUMBER 122
TO THE CITY OF GREATER SUDBURY OFFICIAL PLAN**

Components of the Amendment:

Part A, the Preamble, does not constitute part of this Amendment.

Part B, the Amendment, which consists of the following text and map entitled Schedule "A", constitutes Amendment # 122 to the City of Greater Sudbury Official Plan.

PART A - THE PREAMBLE

Purpose of the Amendment:

Site-specific amendment to provide exceptions to the high density residential policies of Section 3.2: Living Area Designations.

Location:

PIN 73494-0429, Lots 13-14, Plan M-690, Parcel 33171 S.E.S., & PIN 73494-0448, Lots 15-18, Plan M-690, Parcel 32542 S.E.S., in Lot 5, Concession 1, Township of Garson (219, 223, 227, 231 & 235 O'Neil Drive East, Garson).

Basis:

Application for Official Plan Amendment (File # 701-3/22-002) has been submitted for consideration by Planning Committee and Council to permit a site-specific exception to the policies of Section 3.2: Living Area Designations in order to permit a high density residential use with a net density of approximately 137 dwelling units per hectare (du/ha) in the community of Garson, whereby high density housing is permitted only in the community of Sudbury.

PART B - THE AMENDMENT

(a) Chapter 21.0, Site Specific Policies of the City of Greater Sudbury Official Plan is hereby amended by adding a new Section as follows:

21.xxx Notwithstanding anything to the contrary, the following policies shall apply to lands described as PIN 73494-0429, Lots 13-14, Plan M-690, Parcel 33171 S.E.S., & PIN 73494-0448, Lots 15-18, Plan M-690, Parcel 32542 S.E.S., in Lot 5, Concession 1, Township of Garson:

- a) A high density residential use with a maximum net density of 137 dwelling units per hectare (du/ha) shall be permitted within the existing buildings.

- (b) Schedule 2C - Site Specific Policies of the City of Greater Sudbury Official Plan is hereby amended by indicating PIN 73494-0429, Lots 13-14, Plan M-690, Parcel 33171 S.E.S., & PIN 73494-0448, Lots 15-18, Plan M-690, Parcel 32542 S.E.S., in Lot 5, Concession 1, Township of Garson with the following notation:

"OPA 122, 21.xxx"

as shown on Schedule "A" to this amendment.