

## APPENDIX B - DRAFT AMENDMENT TEXT

The City of Greater Sudbury amends its official plan, by:

1. In Section 2.2.1, Communities, second paragraph, by adding “, *Secondary Community Nodes, Regional Corridors,*” after “*Downtown*”.
2. In Section 2.3.2, Settlement Area, by deleting Program 2.
3. In Section 3.2, Living Area Designations, General Policies for Living Areas, Policy 2, by deleting the second sentence in its entirety.
4. In Section 3.2.1, Living Area 1 – Communities, by:
  - a. Replacing “three” with “two” in the second sentence;
  - b. Replacing “low, medium and high” with “low and medium” in the second sentence;
  - c. Deleting Policy 3 in its entirety and renumbering subsequent policies accordingly;
  - d. Deleting “and high density” in new Policies 3 and 4;
5. In Section 4.2, Centres, by adding a new Policy 1 as follows: “High density housing is permitted only in the community of *Sudbury* and as outlined in the policies of this Official Plan. All housing types, excluding single detached dwellings, are permitted in the high-density residential areas to a maximum net density of 150 units per hectare. Densities in the *Downtown* may exceed this maximum, as set out in the Zoning By-law.”
6. In Section 4.2.2 Regional Centres, by:
  - a. Adding “up to a maximum net density of 150 units per hectare” after “residential” in Policy 1; and,
  - b. Deleting the Programs section.
7. In Section 4.2.3 Secondary Community Node, by:
  - a. Adding “up to a maximum net density of 150 units per hectare” after “high density buildings” in item d);
  - b. Deleting “be designed to” in item g);
  - c. Deleting “alternative” in item h);
8. In Section 4.2.4, Regional Corridors, by:
  - a. Deleting “but at lesser densities and concentrations than development within Regional Centres and Secondary Community Nodes” in the last sentence of the first paragraph of the preamble;
  - b. Adding “and high” after “medium” in Policy 2;
  - c. Adding “and high” after “medium”, adding “up to a maximum net density of 150 units per hectare, and discouraging single detached dwellings” after “buildings” in clause 3 c;
9. In Section 4.2.5 Town Centres, by:
  - a. Deleting “alternative lifestyle and” in the second sentence of the preamble;
  - b. Deleting “The City has shown its commitment to these areas through the adoption of the Town Centre Community Improvement Plan.” in the preamble;
  - c. Deleting the Programs section
10. In Section 4.3 Mixed Use Commercial, by:
  - a. Deleting “at a lesser density and concentration than Regional Corridors” in Policy 1; and,
  - b. Deleting the Programs section.

11. In Section 20.4.2, Objectives, by deleting the section in its entirety and renumbering subsequent sections accordingly.
12. In Section 20.4.3, Mixed Use Commercial, by:
  - a. Renaming the Section to “Access”
  - b. Deleting and replacing “Section 4.3” with “this Plan”
13. In Section 20.4.12, Special Concept Areas, by adding “, consistent with the City’s Nodes and Corridors Strategy where applicable” after “mixed use developments” Policy 1.
14. In Section 21.8, by deleting clause a)