

**AMENDMENT NUMBER 138
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 map entitled Schedule "A", constitutes Amendment 138 to the City of Greater Sudbury Official Plan.

PART A - THE PREAMBLE

Purpose of the Amendment: The proposed amendment is a site-specific application to provide a site-specific exception under Section 5.2.2 and Section 19.4 of the City's Official Plan in order to facilitate the creation of six (6) new residential lots by way of consent within the Rural land use designation.

Location: PIN 73505-0360, Parts 1 & 2, Parcel 37310, Registered Plan 53R4322, Lot 7, Concession 2, Township of Hanmer (0 Dominion Drive, Hanmer)

Basis: An Application for Official Plan Amendment (File 701-7/24-01) has been submitted for consideration by the City's Planning Committee and Council in order to provide a site-specific exception under Sections 5.2.2 and 19.4 of the City's Official Plan in order to permit the creation of six (6) new residential lots within the Rural land use designation where a maximum of three (3) new lots may be created from a single parent rural parcel in existence as of June 14, 2006, with all severed lots having less than the minimum required lot size of 2 ha and minimum public road frontage of 90 m (5.2.2) and allow the creation of the six (6) lots by way of consent rather than plan of subdivision, where an application having the effect of creating more than three (3) lots must be by way of plan of subdivision (19.4). The application, together with a concurrent Application for Zoning By-Law Amendment (File 751-7/24-07), would facilitate the creation of six (6) new residential lots with frontages of 16 metres, lot areas of 0.21 ha.

PART B - THE AMENDMENT

1) By adding to Part 21, Site Specific Policies the following Section:

21.XXX Notwithstanding anything to the contrary on those lands described as PIN 73505-0360, Parts 1 & 2, Parcel 37310, Registered Plan 53R4322, Lot 7, Concession 2, Township of Hanmer (0 Dominion Drive, Hanmer), the creation of six additional rural lots shall be permitted by way of consent, with all severed lots having a minimum of 16 m of frontage on Dominion Drive and minimum lot area of 0.21 ha; and

- 2) Schedule 2c Site Specific Policies of the Official Plan for the City of Greater Sudbury is hereby amended by adding a site-specific policy 21.XXX on PIN 73505-0360, Parts 1 & 2, Parcel 37310, Registered Plan 53R4322, Lot 7, Concession 2, Township of Hanmer (0 Dominion Drive, Hanmer), as shown on Schedule "A" attached to this amendment.

Schedule A to OPA 138

