

**AMENDMENT NO. _____ TO THE
CITY OF GREATER SUDBURY OFFICIAL PLAN**

Prepared for:

City of Greater Sudbury

March 28, 2024

Prepared by:

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314 Countryside Drive

Sudbury, Ontario

P3E 6G2

JLR 32529-001

BY-LAW NO. 2024-XX

The Council of the City of Greater Sudbury in accordance with the provisions of Section 17 of the *Planning Act*, hereby enacts as follows:

1. Amendment No. _____ to the City of Sudbury Official Plan, consisting of the attached map and text, is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this ___ day of _____, 2024.

READ a third time and finally passed this ___ day of _____, 2024.

SEAL

Paul Lefebvre
Mayor

XX
Clerk

CITY OF GREATER SUDBURY
OFFICIAL PLAN

AMENDMENT No. ____

This amendment was adopted by the CITY OF GREATER SUDBURY by By-law No. _____ in accordance with Sections 17 and 22 of the *Planning Act*, on the ____ day of _____, 2024.

SEAL

Paul Lefebvre
Mayor

XX
Clerk

This is the Original of Amendment No. _____ to the City of Greater Sudbury Official Plan.

XX
Clerk

PART A - THE PREAMBLE gives an explanation of the purpose and basis for the amendment, as well as the lands affected, but does not constitute part of this Amendment.

PURPOSE

The purpose of the proposed Official Plan Amendment No. _____ is to clearly identify and designate the lands outside of the Ramsey Lake Watershed on the subject property as "Heavy Industrial". The effect of the amendment is to permit the use of a waste transfer facility on the subject property.

LOCATION

The Official Plan Amendment affects part of the property described as PIN 735610293 and Part of PIN 735610300; Part 13, and Part of Part 15, Plan 53R-20983; Part of Lot 9, Conc. 4, Township of Neelon. This is the northern portion, outside of the Ramsey Lake Watershed, of Lot 5 on the draft approved plan of subdivision with municipal address 0 Kingsway, City of Greater Sudbury.

BASIS

The subject property is designated as "General Industrial" and "Heavy Industrial", which permit a variety of industrial uses. While the northerly portion of the site is designated as 'Heavy Industrial', the designation boundaries are general in nature. The "General Industrial" lands do not permit a waste transfer facility, therefore the is to clearly identify and designate the lands outside of the Ramsey Lake Watershed on the subject property as "Heavy Industrial" to permit the proposed waste transfer facility.

All other provisions of the Official Plan are met, and the proposed site development will be compliant with requirements as set out in the City's Zoning By-law.

PART B - THE AMENDMENT consisting of the following text and Schedule 'A' to Official Plan Amendment No. _____ constitutes Amendment No. _____ to the City of Greater Sudbury Official Plan.

All of this part of the document entitled "Part B – The Amendment", consisting of the following text and attached map constitutes Amendment No. _____ to the City of Greater Sudbury Official Plan.

The Details of the Amendment

The City of Greater Sudbury Official Plan is hereby amended as follows:

1. By adding Section 12.3 Policy 6 in Section 12.3 as follows: The lands described as ... (to be inserted once R-Plan is prepared) ... are designated as 'Heavy Industrial' to permit a waste transfer facility.

PART C - THE APPENDICES, which are attached hereto, do not constitute a part of this amendment. These appendices include the public involvement associated with this Amendment.

The listing of public involvement (copy of public notice).

Insert Schedule "A" to amendment