

**AMENDMENT NUMBER 143  
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 143 to the City of Greater Sudbury Official Plan.

**PART A - THE PREAMBLE**

**Purpose of the Amendment:** The proposed amendment is a site-specific exception to the policies of Section 7.0 Parks and Open Space to permit the expansion of the adjacent quarry. ~~site-specific application to redesignate portions of the subject lands to Heavy Industrial or Parks and Open Space.~~

**Location:** PINs 73599-0005, 73599-0823 & 73599-0596, Parcel 53007 and Part of Parcels 34818, 6131, 45110 & 7091, Lots 9 to 11, Concession 1 & 2, Township of McKim, 1 Ceasar Road, Sudbury, City of Greater Sudbury

**Basis:** An Application for Official Plan Amendment (File #PL-OPA-2025-00001) has been submitted for consideration by Planning Committee and Council in order to change the designation of a portion of the subject lands from "Mining/Mineral Reserve" and "Parks and Open Space" to "Heavy Industrial", and from "Mining/Mineral Reserve" and "Heavy Industrial" to "Parks and Open Space". The application, together with a concurrent Application for Zoning By-Law Amendment (File #PL-RZN-2025-00002), would permit the development of a range of heavy industrial uses including the expansion of the adjacent quarry on the north side of Kelly Lake.

Staff recommended approval of an alternative Official Plan Amendment that would enable the applicant's quarry expansion project to proceed by providing a site-specific exception to the Official Plan to permit a pit and quarry in the Parks and Open Space designation north of Kelly Lake and requiring a 120 m setback from the boundary of Junction Creek Wetland Delta or Kelly Lake to protect natural heritage features, along with an alternative zoning by-law amendment.

**PART B - THE AMENDMENT**

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

21.XXX Notwithstanding anything to the contrary on lands described as PINs 73599-0005, 73599-0823 & 73599-0596, Parcel 53007 and Part of Parcels 34818, 6131, 45110 & 7091, Lots 9 to 11, Concession 1 & 2, Township of McKim, 1 Ceasar Road, Sudbury, a pit and quarry in the Parks and Open Space designation north of Kelly Lake with the exception of a 120 m setback from the boundary of the Junction Creek Wetland Delta or Kelly Lake.

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 PINs 73599-0005, 73599-0823 & 73599-0596, Parcel 53007 and Part of Parcels 34818, 6131, 45110 & 7091, Lots 9 to 11, Concession 1 & 2, Township of McKim, 1 Ceasar Road, Sudbury, as shown on Schedule "A" attached to this amendment.

~~Schedule 1a Land Use Overview and 1b Land Use – Sudbury Community of the Official Plan for the City of Greater Sudbury are hereby amended by redesignating a portion of the subject lands from "Mining/Mineral Reserve" and "Parks and Open Space" to "Heavy Industrial", location described as PINs 73599-0005 & Part of PIN 73599-005 and 73599-0596, Parcel 53007 and Part of Parcels 34818, 6131, 45110 & 7091, Lots 9 to 11, Concession 1 & 2, Township of McKim, Sudbury, City of Greater Sudbury (1 Ceasar Road, Sudbury), as shown on Schedule "A" attached to this amendment.~~

~~Schedule 1a Land Use Overview and 1b Land Use – Sudbury Community of the Official Plan for the City of Greater Sudbury are hereby amended by redesignating a portion of the subject lands from "Mining/Mineral Reserve" and "Heavy Industrial" to "Parks and Open Space", location described as Part of PIN 73599-005 and 73599-0596, Part of Parcel 53007 & 34818, Part Lot 10 & 11, Concession 1 & 2, Township of McKim, Sudbury, City of Greater Sudbury (1 Ceasar Road, Sudbury), as shown on Schedule "A" attached to this amendment.~~