

**AMENDMENT NUMBER 159
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 159 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 exemption to the Downtown designation policies to permit a light industrial use on the subject property.

Location: PIN 02138-0201(LT), LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC AS IN S5129; PT LOT5, CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON 53R17102 AS IN LT926815; 162 MACKENZIE STREET, CITY OF GREATER SUDBURY

Basis: An Application for Official Plan Amendment (File #PL-OPA-2025-00054) has been submitted for consideration by Planning Committee and Council in order to provide a site-specific exemption to the Downtown designation policies to permit a light industrial use on the subject property. The application, together with a concurrent Application for Zoning By-Law Amendment (File #PL-RZN-2025-00021), would permit the development of light industrial uses.

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 PIN 02138-0201(LT), LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC AS IN S5129; PT LOT5, CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON 53R17102 AS IN LT926815; 162 MACKENZIE

STREET, SUDBURY, CITY OF GREATER
SUDBURY, light industrial shall be a permitted use.

- 2) Schedule 2 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 02138-0201(LT), LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC AS IN S5129; PT LOT5, CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON 53R17102 AS IN LT926815; 162 MACKENZIE STREET, SUDBURY, CITY OF GREATER SUDBURY, as shown on Schedule "A" attached to this amendment.