

By-law 2016-26P

**A By-law of the City of Greater Sudbury to
Adopt Official Plan Amendment No. 65 to
the Official Plan for the City of Greater Sudbury**

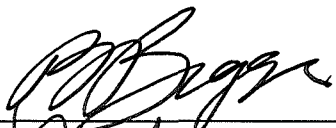
Whereas the Official Plan for the City of Greater Sudbury was adopted by City Council on June 14, 2006 by By-law 2006-200 and partly approved by the Ontario Municipal Board on December 17, 2007, January 22, 2008 and April 10, 2008;

And Whereas the Council of the City of Greater Sudbury deems it desirable to adopt Amendment No. 65 to the Official Plan for the City of Greater Sudbury pursuant to subsection 17(22) of the *Planning Act*, as amended;

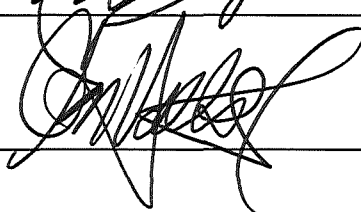
Now therefore the Council of the City of Greater Sudbury hereby enacts as follows:

1. Amendment No. 65 to the Official Plan for the City of Greater Sudbury attached hereto as Schedule "A" is hereby adopted.

Read and Passed in Open Council this 9th day of February, 2016



Mayor



Clerk

Schedule "A"
to By-law 2016-26P of the City of Greater Sudbury

Amendment Number 65
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 text and map entitled Schedule "A", constitutes Amendment #65 to the City of Greater Sudbury Official Plan.

Part A - The Preamble

**Purpose of the
Amendment:**

Site-specific amendment to provide an exception from the policies of Section 5.2.2 of the Official Plan (Rural and Waterfront Lot Creation) related to the minimum public road frontage required for a non-waterfront rural lot.

Location:

Part of PIN 73503-1249, Part of Parcel 1911 S.E.S., in Lot 3, Concession 3, Township of Hanmer, City of Greater Sudbury.

Basis:

Applications for Official Plan Amendment (OPA) (File # 701-7/15-6) and Rezoning (File #751-7/15-6) were submitted for consideration by Planning Committee and Council in order to permit the creation of three (3) new 2 ha rural lots with approximately 57 m of road frontage on Gravel Drive where a minimum of 90 m is required. Planning Committee Recommendation PL2015-221, which was ratified by Council on December 15, 2015, recommended approval of the proposal.

Part B - The Amendment

- (a) Chapter 22.0, Site Specific Policies of the City of Greater Sudbury Official Plan is hereby amended by adding a new Section as follows:

22.84 Notwithstanding anything to the contrary, three (3) severances with a minimum public road frontage of approximately 57 metres on Gravel Drive shall be permitted on lands described as Part of PIN 73503-1249, Part of Parcel 1911 S.E.S., in Lot 3, Concession 3, Township of Hanmer.

- (b) Schedule 2C - Site Specific Policies of the City of Greater Sudbury Official Plan is hereby amended by indicating Part of PIN 73503-1249, Part of Parcel 1911 S.E.S., in Lot 3, Concession 3, Township of Hanmer with the following notation:

"OPA 65, 22.84"

as shown on Schedule "A" to this amendment.

Part of Schedule 2c: Site Specific Policies
City of Greater Sudbury Official Plan



22.16

22.41
MMAH Mod #40

Sanitary Landfill

Jessica
Janet
Pit
Evelyn
Juliette
Mervyn

Gravel

22.84
OPA 65

MMAH Mod #40

Emily

Proulx
Coleen

Ivan

Michelle

Morrie

Francis

Lucille

Gatien

Guy

Jacqueline

Despatie

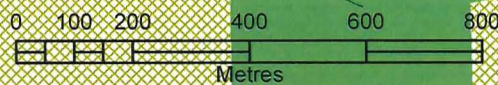
Serenna

Martha

Centennial

Lapointe

Schedule 'A' to
OPA # 65



- Municipal Boundary
- Community Boundary
- Lake

Transportation Network

- Road Network
- Private Road

Land Use

Living Area

- Living Area I

Employment Area

- Mixed Use Commercial
- Institutional

Open Space

- Parks & Open Space
- Rural
- Urban Expansion Reserve

**SUBJECT
PROPERTY**

RU(43)

RU(47)

LOT 2
CON 4

RMH-1(1)

RMH-1

T35
Expiring Date
Dec 9, 2019

RU

RU

H13R1-5

Illustration to By-law # 2016-26P
Note: This is for information
purposes only and does not
form a part of the By-law.

Growth and Development Department



Subject Property being part of PIN 73503-1249,
part of Pcl. 1911 SES, Lot 3, Con. 3, Twp. of
Hanmer, Highway 69 North & Gravel Drive,
Hanmer, City of Greater Sudbury

NTS
Sketch 1

701-7/15-6 & 751-7/15-06
Date: 2015 09 23

