

**By-law 2015-59P**

**A By-law of the City of Greater Sudbury to  
Adopt Official Plan Amendment No. 57 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. 57 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. 57 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 31st day of March, 2015

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

## **Schedule "A" to By-law 2015-59P**

### **Amendment Number 57 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 #57 to the City of Greater Sudbury Official Plan.

#### **Part A - The Preamble**

**Purpose of the  
Amendment:**

The proposed amendment is a site specific amendment to provide an exception to Section 5.2.2 to permit the severance of the lands into two lots, 1.4 ha (3.46 acres) and 1.5 ha (3.71 acres) in area, that do not meet the 2.0 ha (5 acres) minimum size for lots in the Rural Area.

**Location:**

PINs 73375-0626 & 73375-0020, Parcels 31151 & 1264 SWS, Parts 2 & 3, Plan 53R-16520, Lot 6, Concession 4, Township of Waters (11, 33, & 95 White Road, Lively)

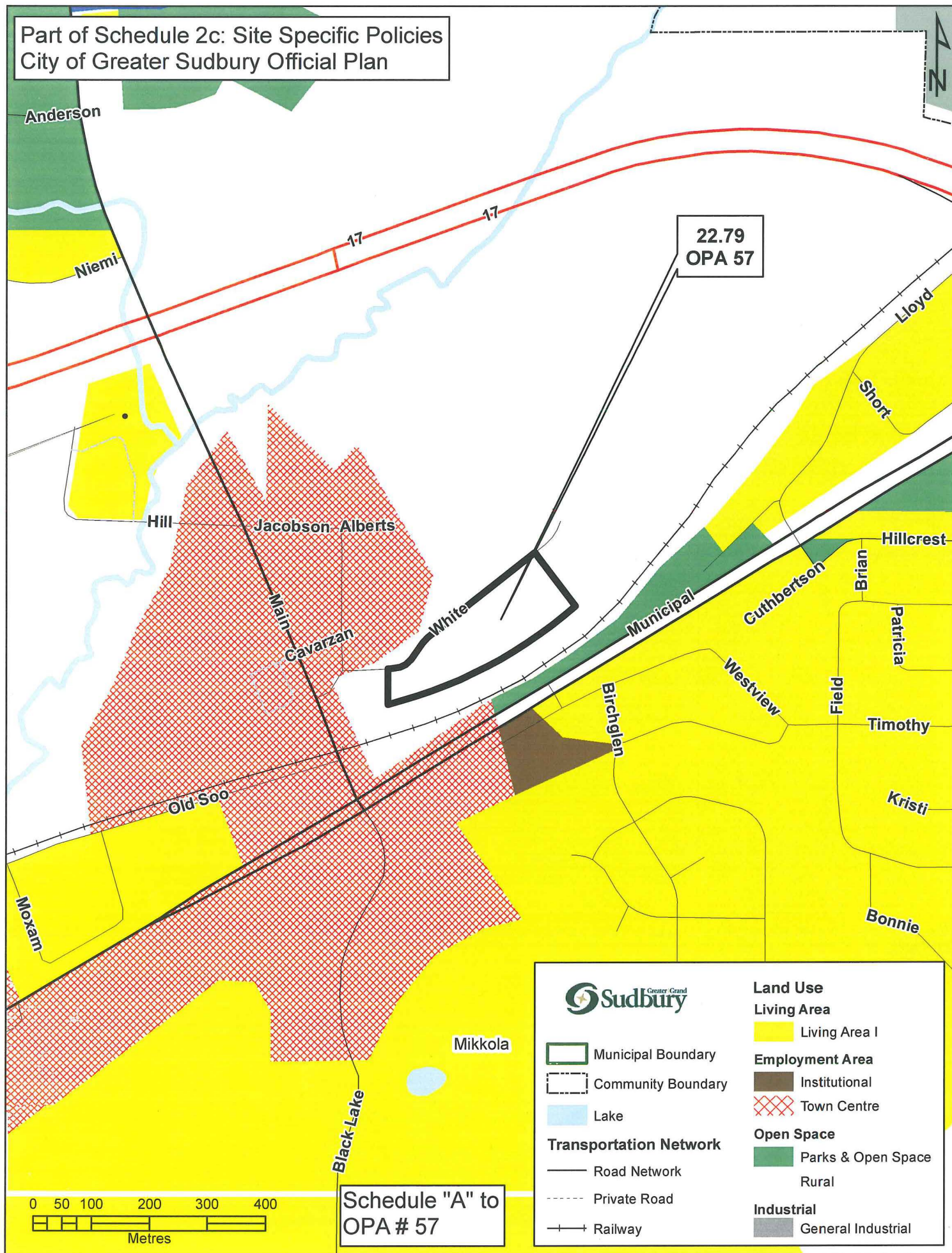
**Basis:**

Applications for Official Plan Amendment (File #701-8/14-9) and Zoning By-law Amendment (File # 751-8/14-5) have been submitted for consideration by Planning Committee and Council in order to permit the severance of the lands into two lots that do not meet the 2.0 ha (5 acres) minimum size for lots in the Rural Area. Planning Committee Recommendation #2015-19, which was ratified by Council on February 23, 2015 recommended approval of the applications, which included amending the Official Plan for the City of Greater Sudbury in order to add a policy permitting the proposed development of the subject lands.

#### **Part B - The Amendment**

- 1) By adding to Part 22, Site Specific Policies the following Section:
  - 22.79 Notwithstanding anything to the contrary those lands described as Parcels 31151 & 1264 SWS, Parts 2 & 3, Plan 53R-16520, Lot 6, Concession 4, Township of Waters may be permitted the severance of a lot with a minimum area of 1.4 ha and a retained lot with a minimum area of 1.5 ha.
- 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 22.79 on Parcels 31151 & 1264 SWS, Parts 2 & 3, Plan 53R-16520, Lot 6, Concession 4, Township of Waters as shown on Schedule "A" attached to this amendment.

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



- Municipal Boundary
- Community Boundary
- Lake
- Transportation Network**
  - Road Network
  - Private Road
  - Railway

**Land Use**  
**Living Area**

Living Area I

**Employment Area**

Institutional

Town Centre

**Open Space**

Parks & Open Space  
Rural

**Industrial**

General Industrial

Schedule "A" to  
OPA # 57