

By-law 2021-09P

**A By-law of the City of Greater Sudbury to
Adopt Official Plan Amendment No. 110 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 Council of the City of Greater Sudbury deems it desirable to adopt Amendment No. 110 to the Official Plan for the City of Greater Sudbury pursuant to subsection 17(22) of the *Planning Act*, as amended;

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

1. Amendment No. 110 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 26th day of January, 2021

Mayor

Clerk

**AMENDMENT NUMBER 110
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 #110 to the City of Greater Sudbury Official Plan.

PART A – THE PREAMBLE

Purpose of the Amendment: The proposed amendment seeks a site-specific exception from Section 4.2.3(3) in order to permit a maximum net residential density of 144 dwelling units per hectare whereas a maximum net residential density of 60 dwelling units per hectare is permitted in the Town Centre land use designation.

Location: PIN 73351-0385, Part of Block A & Part of Lot 14, Plan M-4, Parcel 27303, Lot 2, Concession 4, Township of Balfour

Basis: Applications for Official Plan Amendment (File # 701-5/20-4) and Zoning By-law Amendment (File # 751-5/20-4) have been submitted for consideration by Planning Committee and Council in order to permit the development of a multiple dwelling having four dwelling units in addition to the existing multiple dwelling having five dwelling units thereby generating a maximum net residential density of 144 dwelling units per hectare whereas a maximum net residential density of 60 dwelling units per hectare is permitted in the Town Centre land use designation.

PART B – THE AMENDMENT

1) By adding to Part 22, Site Specific Policies the following Section:

21.106	Notwithstanding anything to the contrary on those lands described as PIN 73351-0385, Part of Block A & Part of Lot 14, Plan M-4, Parcel 27303, Lot 2, Concession 4, Township of Balfour, a maximum net residential density of 144 dwelling units per hectare shall be permitted.
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- 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 21.106 on PIN 73351-0385, Part of Block A & Part of Lot 14, Plan M-4, Parcel 27303, Lot 2, Concession 4, Township of Balfour, City of Greater Sudbury as shown on Schedule "A" attached to this amendment.

UNAPPROVED AND
UNOFFICIAL COPY

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

Schedule 'A' to
OPA # 110

21.106
OPA 110



