

By-law 2020-189P

**A By-law of the City of Greater Sudbury to
Adopt Official Plan Amendment No. 109 to
the Official Plan for the City of Greater Sudbury**

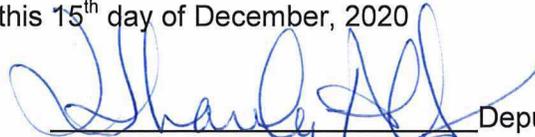
Whereas the Official Plan for the City of Greater Sudbury was adopted by City Council on June 14, 2006 by By-law 2006-200 and partly approved by the Ontario Municipal Board on December 17, 2007, January 22, 2008 and April 10, 2008;

And Whereas Council of the City of Greater Sudbury deems it desirable to adopt Amendment No. 109 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. 109 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 15th day of December, 2020



Deputy Mayor



Clerk

Schedule "A"
to By-law 2020-189P of the City of Greater Sudbury

**AMENDMENT NUMBER 109
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 #109 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(2) in order to facilitate the creation of one new rural lot with both the severed and retained lands having less than the minimum required 90 metres of lot frontage onto a public road.

Location: PINs 73504-3070 & 73504-3071, Parcel 18575, Part 1, Plan 53R-20725, Lot 6, Concession 3, Township of Hanmer (0 Gravel Drive, Hanmer)

Basis: Applications for Official Plan Amendment (File # 701-7/19-2) and Zoning By-law Amendment (File # 751-7/19-7) have been submitted for consideration by Planning Committee and Council in order to facilitate the creation of one new rural lot with both the severed and two retained portions having a minimum lot frontage of 63 metres onto Gravel Drive. Planning Committee Recommendation PL2020-152, which was ratified by Council on December 15, 2020 recommended approval of the application, which included amending the Official Plan for the City of Greater Sudbury in order to add a policy permitting the severance of the subject lands.

PART B – THE AMENDMENT

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

21.105	Notwithstanding anything to the contrary on lands described as PINs 73504-3070 & 73504-3071, Parcel 18575, Part 1, Plan 53R-20725, Lot 6, Concession 3, Township of Hanmer, the severance of one rural lot having a minimum lot frontage of 61 metres onto Gravel Drive shall be permitted. The two retained lots shall also provide for a minimum lot frontage of 61 metres onto Gravel Drive.
--------	---

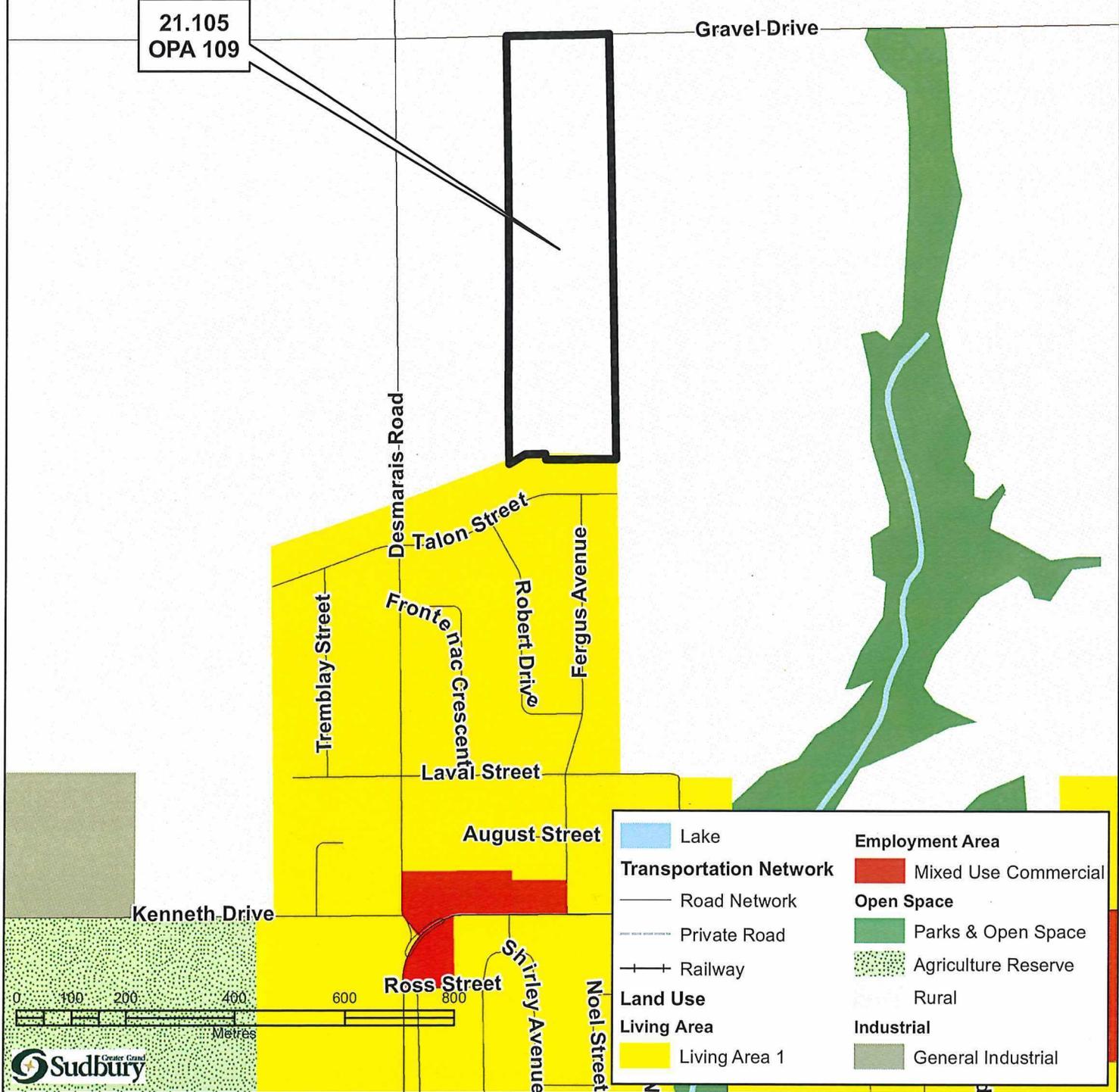
- 2) Schedule 2c Site Specific Policies of the Official Plan for the City of Greater Sudbury is hereby amended by adding a site specific policy 21.105 on PINs 73504-3070 & 73504-3071, Parcel 18575, Part 1, Plan 53R-20725, Lot 6, Concession 3, Township of Hanmer, City of Greater Sudbury as shown on Schedule "A" attached to this amendment.

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

Schedule 'A' to
OPA # 109



21.105
OPA 109



Lake	Employment Area
Transportation Network	Mixed Use Commercial
Road Network	Open Space
Private Road	Parks & Open Space
Railway	Agriculture Reserve
Land Use	Rural
Living Area	Industrial
Living Area 1	General Industrial



