

**By-law 2018-137P**

**A By-law of the City of Greater Sudbury to  
Adopt Official Plan Amendment No. 98 to  
the Official Plan for the City of Greater Sudbury**

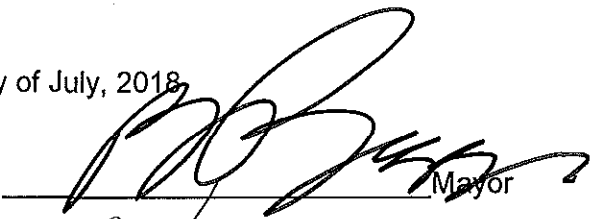
**Whereas** the Official Plan for the City of Greater Sudbury was adopted by City Council on June 14, 2006 by By-law 2006-200 and partly approved by the Ontario Municipal Board on December 17, 2007, January 22, 2008 and April 10, 2008;

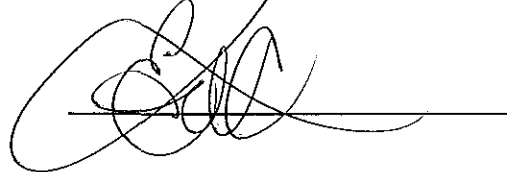
**And Whereas** Council of the City of Greater Sudbury deems it desirable to adopt Amendment No. 98 to the Official Plan for the City of Greater Sudbury pursuant to subsection 17(22) of the *Planning Act*, as amended;

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

1. Amendment No. 98 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 10<sup>th</sup> day of July, 2018

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

**Schedule "A"**  
to By-law 2018-137P of the City of Greater Sudbury

**Amendment Number 98**  
**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 #98 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 4.2.3 Town Centres, Policy 2, in order to permit a maximum net residential density of 91 units per hectare and 65 units per hectare respectively once the subject lands are severed.

**Location:**

PIN 73495-0352 and PIN 73495-0296, formerly Parcels 4555 SES and 5906 SES, Lot 12, Plan M-50, Lot 5, Concession 2, Township of Garson, (164 and 170 Birch Street, Garson)

**Basis:**

Applications for Official Plan Amendment (File # 701-3/18-2) and Zoning By-law Amendment (File # 751-3/18-1) have been submitted for consideration by Planning Committee and Council in order to permit the severance of the subject lands into two lots which would result in a net residential density of 91 units per hectare on the lot which contains an existing four unit multiple dwelling and 65 units per hectare on the lot where the applicant proposes the construction of a four unit multiple dwelling.

**Part B - The Amendment**

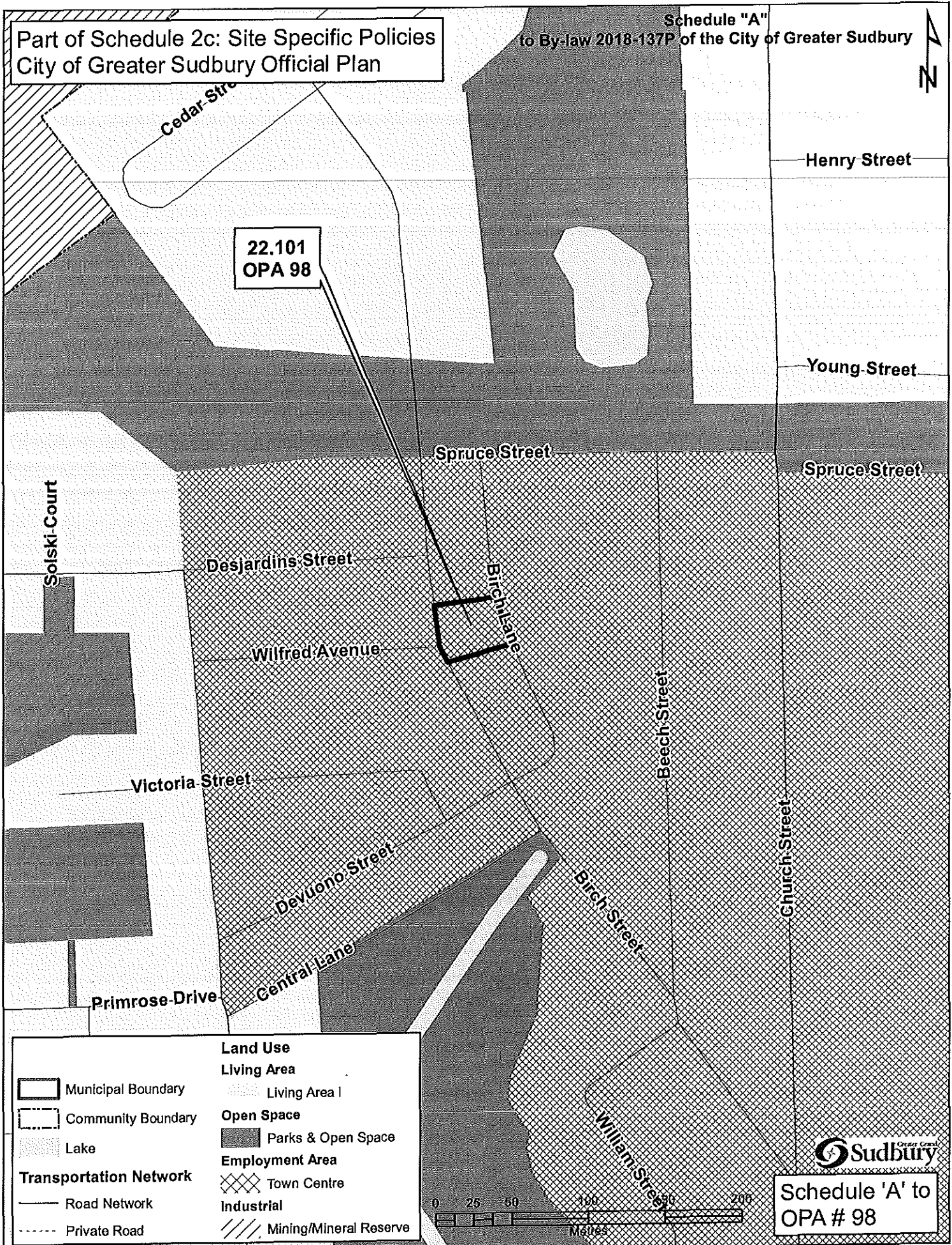
1) By adding to Part 22, Site Specific Policies the following Section

22.101 Notwithstanding anything to the contrary those lands described as Parcels 4555 SES and 5906 SES, Lot 12, Plan M-50, Lot 5, Concession 2, Township of Garson, may be severed to permit a multiple residential development with a maximum net residential density of 65 units per hectare on former Parcel 4555 SES and 91 units per hectare on former Parcel 5906 SES.

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 22.101 on former Parcels 4555 SES and 5906 SES, Lot 12, Plan M-50, Lot 5, Concession 2, Township of Garson.

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

Schedule "A"  
to By-law 2018-137P of the City of Greater Sudbury



Schedule 'A' to  
OPA # 98