

By-law 2017-156P

**A By-law of the City of Greater Sudbury to
Adopt Official Plan Amendment No. 89 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. 89 to the Official Plan for the City of Greater Sudbury pursuant to subsection 17(22) of the *Planning Act*, as amended;

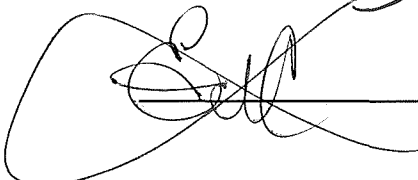
Now therefore the Council of the City of Greater Sudbury hereby enacts as follows:

1. Amendment No. 89 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 22nd day of August, 2017



Deputy Mayor



Clerk

Schedule "A"
to By-law 2017-156P of the City of Greater Sudbury

Amendment Number 89
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 89 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 6.2.2 to permit the severance of a lot having a frontage of less than 90 m and area of less than 30 ha. in the Agricultural Reserve.

Location:

PINs 73345-0766 & 73345-0243, Part 1, Plan 53R-19093, and remainder of Parcel 234 SWS, Lot 4, Concession 5, Township of Rayside (Seguin Street, Chelmsford)

Basis:

Applications for Official Plan Amendment (File #701-5/17-4) and Zoning By-law Amendment (File # 751-5/17-1) have been submitted for consideration by Planning Committee and Council in order to permit a severance resulting in a remainder having a lot frontage of less than 90 m (60 m proposed) and a lot area of less than 30 ha (0.809 ha proposed) in the Agricultural Reserve. Planning Committee Recommendations #2017-111 and #2017-112, which were ratified by Council on July 11, 2017 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:
 - 22.97 Notwithstanding anything to the contrary those lands described as Part 1, Plan 53R-19093, and remainder of Parcel 234 SWS, Lot 4, Concession 5, Township of Rayside may be severed to create one new parcel, having a minimum lot area of 0.8 ha (2 acres) and a minimum lot frontage of 60 m (197 ft.).
- 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 22.97 on Part 1, Plan 53R-19093, and remainder of Parcel 234 SWS, Lot 4, Concession 5, Township of Rayside as shown on Schedule "A" attached to this amendment.

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

22.97
OPA 89

Rouëlle

Seguin

Municipal

Methe

Municipal Boundary

Lake

Transportation Network

Road Network

Private Road



Land Use

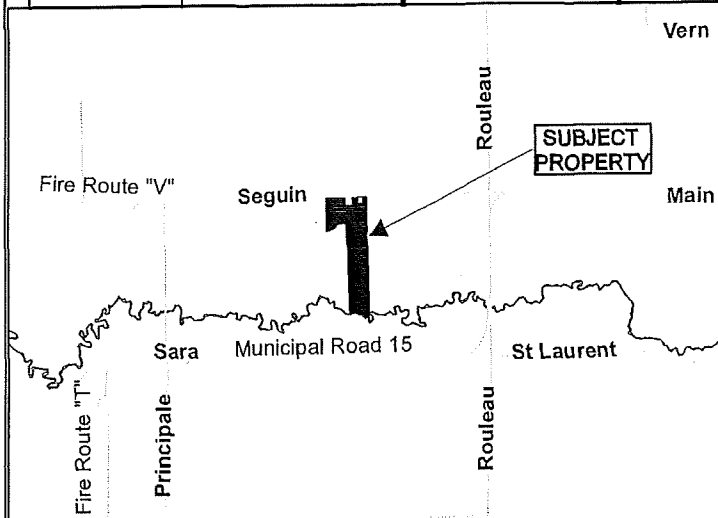
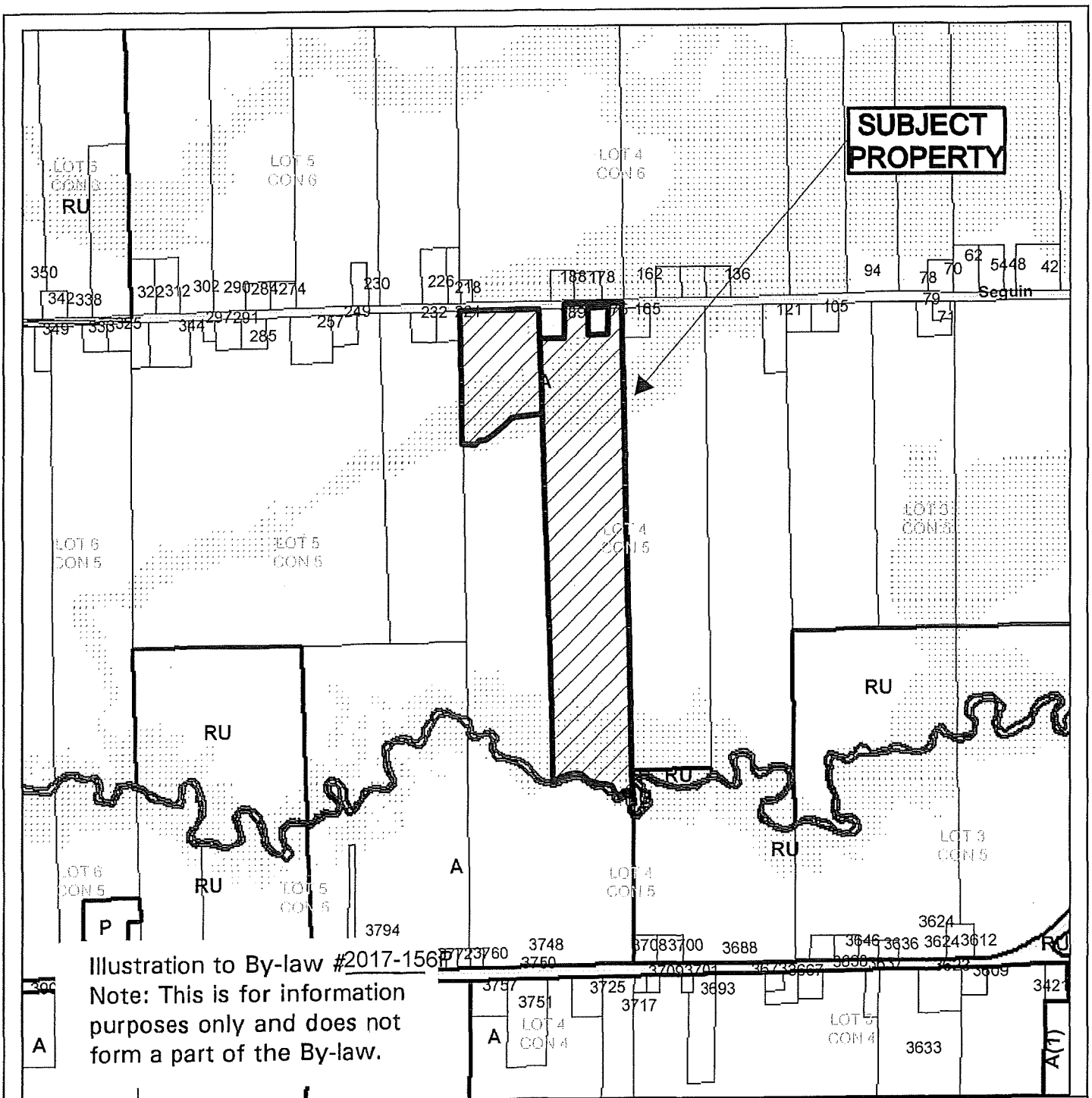
Open Space

Rural

Agricultural Reserve

Schedule 'A' to
OPA # 89





Growth and Development Department



Subject Property being PINs 73345-0766 & 73345-0243, Part1, Plan 53R-19093, and remainder of Pcl. 234 SWS, Lot 4, Con 5, Twp. of Rayside, Seguin Street, Chelmsford, City of Greater Sudbury

NTS
Sketch 1

751-5/17-1 & 701-5/17-4
Date: 2017 04 21