

**By-law 2016-243P**

**A By-law of the City of Greater Sudbury to  
Adopt Official Plan Amendment No. 80 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;

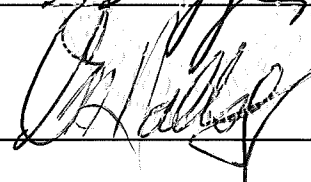
**And Whereas** the Council of the City of Greater Sudbury deems it desirable to adopt Amendment No. 80 to the Official Plan for the City of Greater Sudbury pursuant to subsection 17(22) of the *Planning Act*, as amended;

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

1. Amendment No. 80 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 13th day of December, 2016

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

**Schedule "A"**  
to By-law 2016-243P of the City of Greater Sudbury

**Amendment Number 80**  
**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 #80 to the City of Greater Sudbury Official Plan.

**Part A - The Preamble**

**Purpose of the  
Amendment:**

Site-specific amendment to provide an exception from the policies of Section 3.2.1 of the Official Plan (Living Area I - Communities) in order to permit a high density residential use exceeding the maximum net density of 150 units per hectare.

**Location:**

Part of PIN 02127-0182, Parts 1 & 2, Plan 53R-3813 in Lot 5, Concession 5, Township of McKim, City of Greater Sudbury.

**Basis:**

Applications for Official Plan Amendment (OPA) (File # 701-6/16-11) and Rezoning (File #751-6/16-18) were submitted for consideration by Planning Committee and Council in order to permit a 60-unit, 8-storey multiple dwelling which when added to the existing 250-unit multiple dwelling on the property results in a residential density of 260 units per hectare. Planning Committee Recommendation PL2016-188, which was ratified by Council on November 22, 2016, recommended approval of the proposal.

**Part B - The Amendment**

- (a) Chapter 22.0, Site Specific Policies of the City of Greater Sudbury Official Plan is hereby amended by adding a new Section as follows:

22.90 Notwithstanding anything to the contrary, a maximum net density of 260 units per hectare shall be permitted on lands described as Part of PIN 02127-0182, Parts 1 & 2, Plan 53R-3813 in Lot 5, Concession 5, Township of McKim.

- (b) Schedule 2C - Site Specific Policies of the City of Greater Sudbury Official Plan is hereby amended by indicating Part of PIN 02127-0182, Parts 1 & 2, Plan 53R-3813 in Lot 5, Concession 5, Township of McKim with the following notation:

"OPA 80, 22.90"

as shown on Schedule "A" to this amendment.

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

