

**AMENDMENT NUMBER 128
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 128 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 for an exception to Section 20.3.1 of the Official Plan in order to permit the creation of one new lot within the Urban Expansion Reserve with both the severed and retained lands having less than the minimum required lot area of 30 hectares.

Location: PIN 73508-0389, Part 3 & 4, 53R-6460, Parcel 42659 SEC SES SRO, Part Lot 12, Concession 2, Township of Capreol, Hanmer (3950 Notre Dame Avenue, Hanmer)

Basis: An Application for Official Plan Amendment (File #701-7/23-02) has been submitted for consideration by Planning Committee and Council in order to provide a site-specific exemption to the lot creation policies of Section 20.3 Valley East Policy Area, specifically an exemption to policy 20.3.1(3). The application would permit the severance of the existing approximate 5.18 ha (12.8 acres) parcel resulting in one new lot with both the severed and retained lands having less than the required minimum lot area of 30 ha, on the east side of Notre Dame Avenue, Hanmer, within the Urban Expansion Reserve.

PART B - THE AMENDMENT

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

21.XXX Notwithstanding anything to the contrary on lands described as PIN 73508-0389, Part 3 & 4, 53R-6460, Parcel 42659 SEC SES SRO, Part Lot 12, Concession 2, Township of Capreol, Hanmer, the severance of one lot having a minimum lot area of

approximately 3.0 hectares and a minimum lot frontage of 110 metres, with the retained lands having an area of approximately 2.0 hectares and a lot frontage of 116 metres, is permitted.

- 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.XXX on PIN 73508-0389, Part 3 & 4, 53R-6460, Parcel 42659 SEC SES SRO, Part Lot 12, Concession 2, Township of Capreol, Hanmer, as shown on Schedule "A" attached to this amendment.