

By-law 2018-69P

**A By-law of the City of Greater Sudbury to
Adopt Official Plan Amendment No. 87 to
the Official Plan for the City of Greater Sudbury**

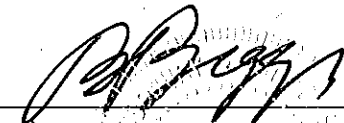
Whereas the Official Plan for the City of Greater Sudbury was adopted by City Council on June 14, 2006 by By-law 2006-200 and partly approved by the Ontario Municipal Board on December 17, 2007, January 22, 2008 and April 10, 2008;

And Whereas Council of the City of Greater Sudbury deems it desirable to adopt Amendment No. 87 to the Official Plan for the City of Greater Sudbury pursuant to subsection 17(22) of the *Planning Act*, as amended;

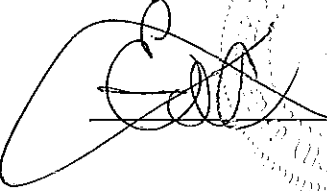
Now therefore Council of the City of Greater Sudbury hereby enacts as follows:

1. Amendment No. 87 to the Official Plan for the City of Greater Sudbury attached hereto as Schedule "A" is hereby adopted.

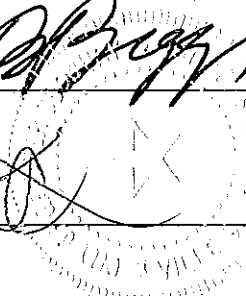
Read and Passed in Open Council this 24th day of April, 2018.



Mayor



Clerk



Schedule "A"
to By-law 2018-69P of the City of Greater Sudbury

Amendment Number 87

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 includes the following map entitled Schedule "A", constitutes Amendment #87 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 amend the Official Plan for the City of Greater Sudbury by changing the land use designation on a northerly portion of the subject lands from Living Area 1 to Mixed Use Commercial, and to delete site specific exception 22.38 in the Official Plan.

Location: Part of PIN 02123-0433, Parcels 34030 & 12066, Parts 1 to 3, Plan 53R-16350, Parts 1 & 3, Plan 53R-4474 and Part 1, Plan 53R-6951, Lot 3, Concession 5, Township of McKim, City of Greater Sudbury

Basis: Applications for Official Plan Amendment (File # 701-6/17-3) and Zoning By-law Amendment (File # 751-6/17-6) have been submitted for consideration by Planning Committee and Council in order to permit office uses on the northerly portion of the subject lands and facilitate the expansion and development of an adjacent retail store that would be accessory to the existing medical office use. The Planning Committee's decision to approve the official plan amendment on June 12, 2017 was ratified by Council on June 13, 2017.

Part B – The Amendment

- 1) Schedules 1a and 1b are hereby amended by changing the land use designation on a northerly portion of those lands described as Part of PIN 02123-0433, Parcels 34030 & 12066, Parts 1 to 3, Plan 53R-16350, Parts 1 & 3, Plan 53R-4474 and Part 1, Plan 53R-6951, Lot 3, Concession 5, Township of McKim, City of Greater Sudbury from "Living Area 1" to "Mixed Use Commercial" as shown on Schedule "A" attached to this amendment.

- 2) Chapter 22.0, Site Specific Policies of the City of Greater Sudbury Official Plan is hereby amended by deleting site specific exception 22.38 in its entirety.
- 3) Schedule 2 c is hereby amended by deleting reference to site specific exception "22.38 MMAH Mod #40"

Part of Schedule 1a and 1b: Land Use
City of Greater Sudbury Official Plan



Rideau Street

Palisade-Placem
Parisien Avenue

Lavoie Street

Mayfair Court

Montrose Avenue

Cardinal Court

Normandy Court

Lasalle Boulevard

Madeleine Avenue

OPA 87
Living Area I to
Mixed Use Commercial

Schedule 'A' to
OPA # 87



Sudbury Greater Sudbury

Community Boundary	Land Use
Lake	Living Area
Transportation Network	Living Area I
Road Network	Employment Area
Private Road	Mixed Use Commercial
Railway	Open Space
	Parks & Open Space

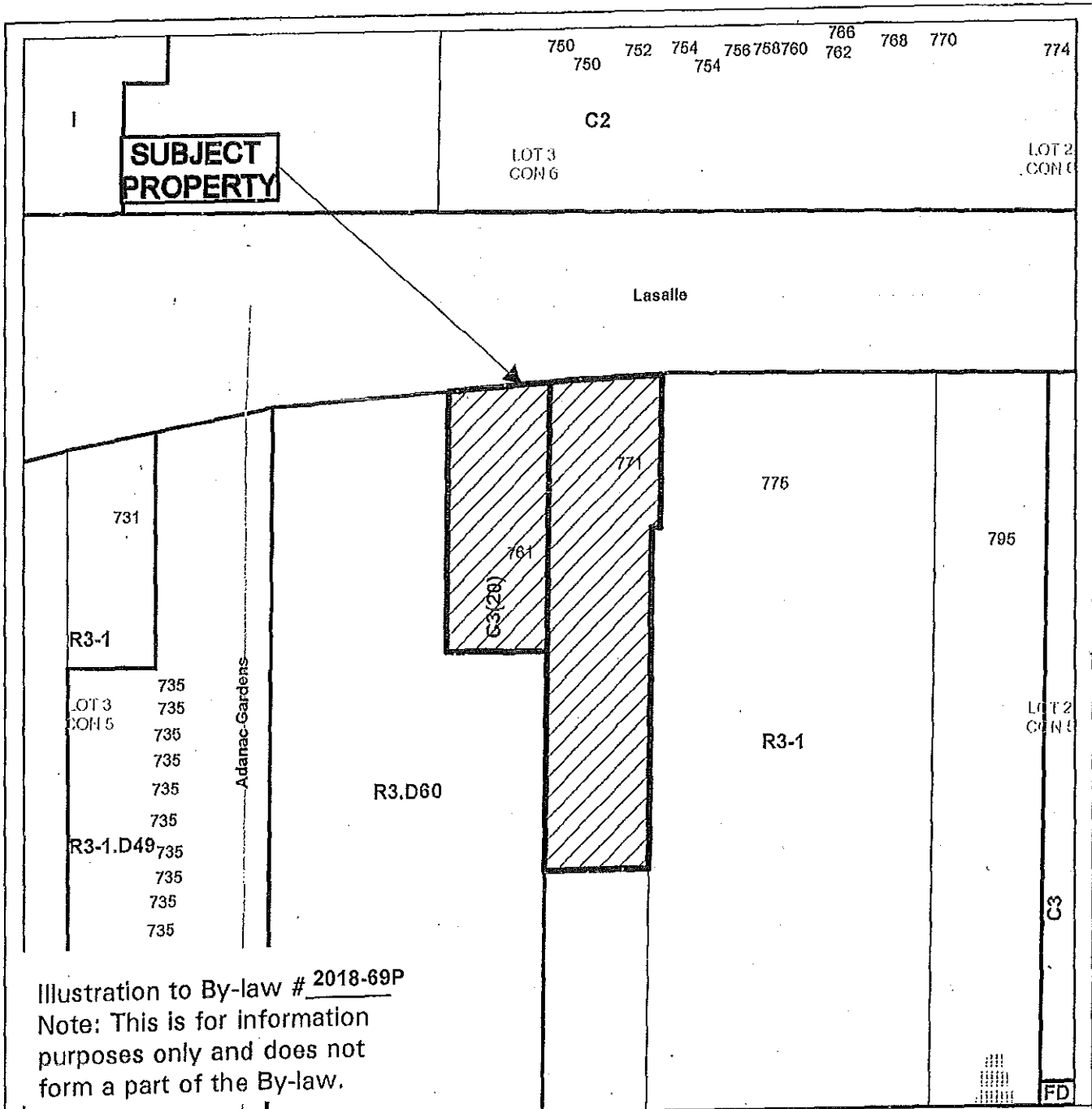
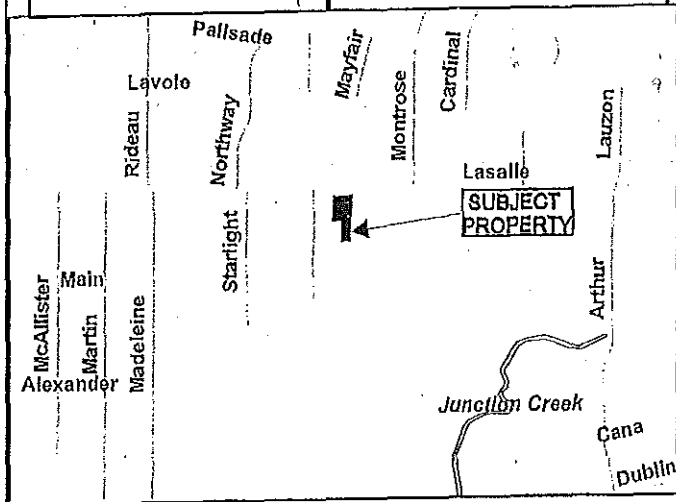


Illustration to By-law # 2018-69P
 Note: This is for information purposes only and does not form a part of the By-law.



Growth and Development Department

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Subject Property being PIN 02123-0272 & part of PIN 02123-0273, Pcl 34030 & part of Pcl 12066, Parts 1 to 3, Plan 53R-16350, Parts 1 & part of Part 3, Plan 53R-4474 & Part 1, Plan 53R-6951, Lot 3, Concession 5, , Township of McKim, 761 & 771 Lasalle Boulevard, Sudbury, City of Greater Sudbury

NTS 751-6/17-6 & 701-6/17-3
 Sketch 1 Date: 2017 04 04