

**By-law 2020-118P**

**A By-law of the City of Greater Sudbury to  
Adopt Official Plan Amendment No. 108 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;

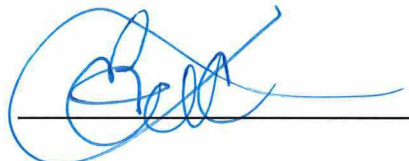
**And Whereas** Council of the City of Greater Sudbury deems it desirable to adopt Amendment No. 108 to the Official Plan for the City of Greater Sudbury pursuant to subsection 17(22) of the *Planning Act*, as amended;

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

1. Amendment No. 108 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 7<sup>th</sup> day of July, 2020

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

**Schedule "A"**  
to By-law 2020-118P of the City of Greater Sudbury

**AMENDMENT NUMBER 108**

**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, constitutes Amendment 108 to the City of Greater Sudbury Official Plan.

**PART A – THE PREAMBLE**

**Purpose of the Amendment:** The proposed amendment revises the current “secondary dwelling unit” policies to be consistent with Bill 108 and O.Reg 299/19 with respect to “Additional Residential Units”.

**Location:** The amendment applies to all lands within the City of Greater Sudbury.

**Basis:** The Planning Act, as amended by the More Homes, More Choice Act, 2019, requires municipalities to amend Official Plan policies and zoning by-law provisions to allow additional residential units in single, semi and row houses and an additional residential unit in accessory structures in new and existing development.

**PART B – THE AMENDMENT**

All of this part of Schedule ‘A’, entitled ‘Part B – the Amendment’, consisting of the following text, constitutes Amendment No. 108 to the Official Plan for the City of Greater Sudbury (herein after referred to as the Official Plan).

**DETAILS OF THE AMENDMENT**

The Official Plan is hereby amended, as follows:

- 1.** By deleting and replacing the introductory paragraph and policies 1 through 3 of Section 2.3.6, Secondary Suites, with the following, and renumbering subsequent policies accordingly:

**“2.3.6. Secondary Dwelling Units**

Secondary Dwelling Units, also referred to as additional residential units, accessory suites or dwellings, can provide an effective form of intensification and increase the availability of affordable housing choices for residents. Additional residential units are defined as a dwelling unit

which is ancillary and subordinate to the primary dwelling unit and that may be contained within the main building on a lot and/or in an accessory building.

#### Policies

1. Secondary dwelling units are permitted in single detached, semi-detached, street townhouse and row dwellings and a Secondary dwelling unit is permitted in an accessory structure.
  2. Mobile homes are not permitted as Secondary dwelling units in the Living Area designations.
  3. No more than two Secondary dwelling units will be permitted in association with each primary dwelling on the same lot. One within the primary structure and one within an accessory structure.”
2. By deleting and replacing “*accessory dwelling units*” with “*secondary dwelling units*” in policies 4 through 10 of Section 2.3.6