

**By-law 2021-XXXZ**

**A By-law of the City of Greater Sudbury  
to Amend By-law 2010-100Z being the  
Comprehensive Zoning By-law for the City of Greater Sudbury**

Whereas the Council of the City of Greater Sudbury deems it desirable to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury;

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

1. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury be and the same is hereby amended by:

- (1) In PART 3, DEFINITIONS, by adding the following definitions

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X	Build-To Line	The <i>building line</i> on which a <i>building</i> or <i>structure</i> must be located or built, and which is measured from the <i>Ultimate Right of Way Width</i> .
X	Percentage of Street Line Occupied by Building	The percentage of the length of the <i>street line</i> adjacent to a <i>significant corridor</i> which must be occupied by a <i>building</i> .
X	Ultimate Right of Way width	Desired width of a <i>public road</i> as described in the City of Greater Sudbury Official Plan.
X	Significant Corridor	Lots directly abutting the following roads:  LaSalle Boulevard, from Gordon Avenue and O’Grady Street to Falconbridge Road Barry Downe Road, from CN Rail Line to Sparks Street Notre Dame Avenue, from Thomas Street to Unnamed Private Road 247

## ATTACHMENT A – PROPOSED ZONING BY-LAW AMENDMENT TEXT

- (2) In Part 4, General Provisions, Sections 4.25.1, Permitted Buildings or Structures, by adding a new clause e as follows:

“e) Notwithstanding clause (a), the enlargement, reconstruction, repair and/or renovation brings the property further into conformity with the provisions of Section 4.37.5”

- (3) In Part 4, General Provisions, Sections 4.25.2, Reconstruction of Existing Buildings and Structures, by adding a new clause e as follows:

“e) Notwithstanding clause (a), the enlargement, reconstruction, repair and/or renovation brings the property further into conformity with the provisions of Section 4.37.5”

- (4) In Part 4, General Provisions, Section 4.37 Special Setbacks, by adding a new section as follows:

**“4.37.5. Corridor Setback**

Notwithstanding any other *yard* provision in this By-law to the contrary, and subject to section 4.35 Sight Triangles, the following provisions shall apply to new *buildings* abutting a *significant corridor*:

- i. The minimum *build-to line* shall be 0 to 4.5 metres;
- ii. The minimum *Percentage of Street Line Occupied by Building* shall be 60%.”

- (5) In Part 11, Exceptions, by adding the following:

**“C2 (120) (LASALLE BOULEVARD CORRIDOR OVERLAY)**

Notwithstanding any other provision hereof to the contrary, within any area designated C2 (120) on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- i. The following *uses* shall not be permitted:
  - a. *parking lot*;
  - b. *single detached dwelling*;
  - c. *semi-detached dwelling*;
  - d. *duplex dwelling*;

**R3 (75) (LASALLE BOULEVARD CORRIDOR OVERLAY)**

Notwithstanding any other provision hereof to the contrary, within any area designated R3 (75) on the Zone Maps, all provisions of this By-law applicable to R3 Zone shall apply subject to the following modifications:

- i. The following *uses* shall not be permitted:
  - a. *single detached dwelling*;
  - b. *semi-detached dwelling*;
  - c. *duplex dwelling*;

**R3-1 (31) (LASALLE BOULEVARD CORRIDOR OVERLAY)**

Notwithstanding any other provision hereof to the contrary, within any area designated R3-1(31) on the Zone Maps, all provisions of this By-law applicable to R3-1 Zone shall apply subject to the following modifications:

- ii. The following *uses* shall not be permitted:
  - a. *single detached dwelling*;
  - b. *semi-detached dwelling*;
  - c. *duplex dwelling*;

(6) In Part 13, Holding Provisions, by adding the following:

Symbol	Application	Property/Legal Description	Conditions for Removal	Date Enacted	Date Removed
H51	Consolidation with abutting lots, Site Plan		Until such time as the "H" symbol has been removed by amendment to this By-law by Council, the only uses permitted on lands designated H51C2(120) shall be those uses legally permitted on the date of the by-	TBD	

ATTACHMENT A – PROPOSED ZONING BY-LAW AMENDMENT TEXT

	Control Agreement		<p>law applying the “H”, Holding designation, subject to the provisions of the applicable zoning classification in effect at that time.</p> <p>The "H" Holding symbol in this By-law shall only be removed by Council of the City of Greater Sudbury pursuant to Section 36 of The Planning Act, R.S.O. 1990, c. P. 13, provided that the following conditions are first satisfied:</p> <ol style="list-style-type: none"> <li>1. The minimum <i>lot area</i> is 1,350 m<sup>2</sup>; and,</li> <li>2. The owner(s) have entered into a <i>Site Plan Control Agreement</i> with the City of Greater Sudbury to the satisfaction of Director of Planning Services demonstrating that the <i>lot</i> is of an appropriate size for the proposed use and number of driveways onto LaSalle Boulevard have been reduced.</li> </ol>		
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(7) By Rezoning the lands as illustrated on Schedules 1-4 of this By-law

2. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended by Official Plan Amendment #102.

Read and Passed in Open Council this Xth day of XXXX, 2021