

Proposed Amendment to Zoning By-law 2010-100Z

1. That the Table of Contents, Part 11 EXCEPTIONS be amended by adding the following sections:

**“Section 1 Special Residential Zones**

- (1) Special Low Density Residential One Zones - R1-1
- (2) Special Low Density Residential One Zones - R1-2
- (3) Special Low Density Residential One Zones - R1-3
- (4) Special Low Density Residential One Zones - R1-4
- (5) Special Low Density Residential One Zones - R1-5
- (6) Special Low Density Residential One Zones - R1-6
- (7) Special Low Density Residential Two Zones - R2-1
- (8) Special Low Density Residential Two Zones – R2-2
- (9) Special Low Density Residential Two Zones - R2-3
- (10) Special Medium Density Residential Zones - R3
- (11) Special Medium Density Residential Zones - R3-1
- (12) Special High Density Residential Zones – R4
- (13) Special Residential Mobile Home Zones - RMH

**Section 2 Special Commercial Zones**

- (1) Special Commercial Zones Local Commercial - C1
- (2) Special Commercial Zones- General Commercial - C2
- (3) Special Limited General Commercial Zones - C3
- (4) Special Office Commercial Zones – C4
- (5) Special Shopping Centre Commercial Zones - C5
- (6) Special Downtown Commercial Zone – C6
- (7) Special Resort Commercial Zone – C7

**Section 3 Special Industrial Zones**

- (1) Special Mixed Light Industrial /Service Commercial - M1
- (2) Special Business Industrial – M1-1
- (3) Special Light Industrial Zone - M2
- (4) Special Heavy Industrial Zone - M3
- (5) Special Mining Industrial - M4
- (6) Special Extractive Industrial - M5
- (7) Special Disposal Industrial - M6

**Section 4 Special Rural Zones**

- (1) Special Agricultural Zones - A
- (2) Special Rural Zones - RU
- (3) Special Rural Shoreline Zones - RS
- (4) Special Seasonal Limited Service Zones – SLS

**Section 5 Special Other Zones**

- (1) Special Institutional Zones – I
- (2) Special Parks Zones – P
- (3) Special Open Space-Conservation Zones –OSC
- (4) Special Open Space –Private Zones – OSP
- (5) Special Open Space –Recreation Zones – OSR
- (6) Special Open Space –Waterbody Zones – OSW
- (7) Special Environmental Protection Zones – EP
- (8) Special Future Development Zones - FD

2. That Part 2 ESTABLISHMENT OF ZONES, Section 2.2 Zone Symbols, clause (ii), be amended by adding the words '**excluding secondary dwelling unit(s),**' after the words 'maximum number of dwelling units'.
3. That Part 3, DEFINITIONS, be amended by:
  - a) in 125 Filming Event, by replacing the definition with the following: '**The temporary use of any land, building or structure for recording of a feature film, television film, television program or series, documentary, paid advertisement, including but not limited to a commercial, music video, educational film, including the pre-production activities associated therewith but does not include, activities by news media related to the dissemination of information, location scouting or recording personal movies or photographs, or an Audio/Visual Studio.**'
  - b) In 170 Industrial Use, Light, by:
    - i. in the first sentence, by adding the following words after 'industrial use': '**wholly enclosed within a building and**';
    - ii. in item f), by adding the following words after 'Manufacturing': '**or assembling of**'; and
    - iii. in item f), by deleting both instances of the word '**light**'.
  - c) in 171 Institutional Use, by adding the words at the beginning of the definition: '**A crisis residence, a long term care facility, a retirement home**'.
  - d) in 203 Lot Line, Rear, by replacing the definition with the following: '**The rear lot line is that lot line opposite the midpoint of the front lot line. Where the side lot lines meet in a point, the rear lot line shall be assumed to be a line not less than 3.0 metres long, lying within the lot and parallel to the front lot line. In the event that the front lot line is a curved line then the rear lot line shall be assumed to be a line not less than 3.0 metres long, lying within the lot and parallel to a line tangent to the front lot line at its midpoint.**'
  - e) in 264 Private Home Daycare, adding the words after the word 'children': '**five adults with special needs**'.
  - f) in 295 Road, Assumed or Road, Public, adding the following to the end of the definition: '**and excluding a public lane**'.
  - g) By adding '**301 Rooming House: See Shared Housing**'.
  - h) in 320 Shared Housing, by adding the following after the words 'Shared Housing': '**(formerly Rooming House)**'.
  - i) in 341 Street Line, adding the words after the words 'public road': '**or unopened road allowance**'.
  - j) in 365 Vehicle, Recreation, replacing 'a travel' with '**a travel trailer**'.
  - k) in 370 Veterinary Clinic, by adding the words after 'veterinarian': '**and which includes a veterinary crematorium,**'.
4. That PART 1 INTERPRETATION AND ADMINISTRATION, be amended by replacing section 1.1.6 with the following:

#### **"1.16 Rounding of Measurements**

**All measurements of length or area used in this By-law shall be subject to the normal rules of rounding numbers, unless specifically stated in the By-law, within the degree of precision specified by the number of digits following the decimal point (if any), so that:**

- a) **For a whole number, measurements of less than 0.5 shall be rounded downward to the next whole unit;**
- b) **For a whole number, measurements of 0.5 and greater shall be rounded upward to the next whole unit;**
- c) **For a number having one decimal place, measurements of less than 0.05 shall be rounded downward to the next one-tenth unit;**
- d) **For a number of one decimal place, measurements of 0.05 and greater shall be rounded upward to the next one-tenth unit;**

- e) **Ratios and percentage figures shall be rounded up to the next whole unit;**  
f) **Measurements in metric are the requirement of the By-law.”**
5. That Part 4, GENERAL PROVISIONS, Section 4.4 Accessory Buildings, Structures and Uses, Table 4.1, In Residential (R) and Commercial (C) Zones, Fences and hedgerows more than 1.0 m in height..., the Applicable Required Yard(s) column be amended by:
    - a) Before the word ‘Front’ and ‘Corner, adding the word ‘**required**’ such that the section reads: ‘All yards other than the **required** Front and/or **required** Corner Side Yards.’
  6. That Part 4, GENERAL PROVISIONS, Section 4.15 Landscaped Open Space Requirements, Section 4.15.6 Planting Strip - Design, be amended by adding the following to the end of b) ‘**or exceed 1.0 m in the required front yard or required corner side yard in Residential (R) and Commercial (C) Zones**’.
  7. That Part 4, GENERAL PROVISIONS, Section 4.25 Non-Complying Lots, Buildings and Structures, Section 4.25.1 Permitted Buildings or Structures, at the end of clause a), be amended by adding the word ‘**increase**’ before the words ‘*lot coverage*’.
  8. That Part 4, GENERAL PROVISIONS, Section 4.25 Non-Complying Lots, Buildings and Structures, Section 4.25.2 Reconstruction of Existing Buildings or Structures, at the end of clause a), be amended by adding the word ‘**increase**’ before the words ‘*lot coverage*’.
  9. That Part 4, GENERAL PROVISIONS, Section 4.34 Shipping and Storage Containers, at the end of clause b), be amended by replacing the word ‘and’ with ‘**or**’.
  10. That Part 5, PARKING AND LOADING PROVISIONS, Section 5.2 General Parking Provisions, Subsection 5.2.4 Location of Required Parking, Subsection 5.2.4.3 Yards where Parking Areas are Permitted, be amended by:
    - a) in b), by deleting ‘or any Residential (R) Zone’.
    - b) By replacing d) with the following: ‘In any required front yard or required corner side yard in any Residential (R) Zone except as provided in Section 4.2.10.5, Section 5.4.2 d) or Section 5.5.3 b)’.
  11. That Part 5, PARKING AND LOADING PROVISIONS, Section 5.2 General Parking Provisions, Subsection 5.2.3 Dimensions of Parking Spaces, Subsection 5.2.3.5 Accessible Parking, be amended by:
    - a) in the first sentence, by adding the following after the word provided ‘, **as part of the minimum required parking spaces,** ’;
    - b) in a), by adding the following to the end of the sentence: ‘**consisting of a vehicle space and a 1.5 metre wide adjacent access aisle. Two accessible parking spaces may share a single 1.5 metre wide access aisle, such that each space is 4.15 m wide**’; and
    - c) An accessible parking space shall have minimum rectangular dimensions of 4.4 metres by 6.0 metres **consisting of a vehicle space and a 1.5 metre wide adjacent access aisle. Two accessible parking spaces may share a single 1.5 metre wide access aisle, such that each space is 4.15 m wide.**
  12. That Part 5, PARKING AND LOADING PROVISIONS, Section 5.4 General Residential Parking Provisions, Subsection 5.4.2 General Parking Provisions for Ground Oriented Residential Dwelling Units (Single detached, Semi-detached, Duplex and Street Townhouse Dwellings) in a Residential Zone, be amended by deleting the words ‘except for the R2-3 zone’.
  13. That Part 6: RESIDENTIAL ZONES, Section 6.3, Zone Standards, be amended by
    - a) in Special Provisions for Table 6.5, Item #5, by deleting the following: ‘No two adjacent groups of *row dwellings* shall be in one line at the minimum *front yard setback*, the

minimum *corner side yard setback*, or, in the case of a *through lot*, at the minimum *rear yard setback*. Furthermore, the minimum difference in *setbacks* for adjacent groups of *row dwellings* shall be 1.5 metres.'; and

- b) in Special Provisions for Table 6.6, Item #3, by deleting the following: 'No two adjacent groups of *row dwellings* shall be in one line at the minimum *required front yard setback*, the minimum *required corner side yard setback* or, in the case of a *through lot*, at the minimum *required rear yard setback*. Furthermore, the minimum difference in *setbacks* for adjacent groups of *row dwellings* shall be 1.5 metres.'
14. That Part 7: COMMERCIAL ZONES, Section 7.2, Permitted Uses, Special Provisions for Table 7.1 and 7.2 in Item #16, be amended by replacing 's' with 'is'.
  15. That Part 7: COMMERCIAL ZONES, Section 7.3, Zone Standards, Table 7.3 Standards for Commercial Zones, in the column for 'Other Provisions', be amended by
    - a) adding '(20)' in the row for the C2 zone.
  16. That Part 7: COMMERCIAL ZONES, Section 7.3, Zone Standards, Special Provisions for Table 7.3, be amended by:
    - a) in Item #15, by deleting the following: 'No two adjacent groups of *row dwellings* shall be in one line at the minimum *front yard setback*, the minimum *corner side yard setback*, or, in the case of a *through lot*, at the minimum *rear yard setback*. Furthermore, the minimum difference in *setbacks* for adjacent groups of *row dwellings* shall be 1.5 metres, and'; and
    - b) adding the following as a new Item #20: "**20. No building, structure or open storage area either associated with, or pertaining to, an accessory automotive body shop shall be established or erected closer than 150 m to a Residential Zone.**"
  17. That Part 8: INDUSTRIAL ZONES, Section 8.2 Permitted Uses, Special Provisions for Table 8.1, item #5 be amended by adding the following to the end of the sentence: '**and residential uses permitted in M1-1 zones**'.
  18. That Part 8: INDUSTRIAL ZONES, Section 8.3 Zone Standards, Table 8.2 Standards for Industrial Zones, in the column for 'Other', be amended by adding '(17)' in the row for M1-1, M1 and M2 zones.
  19. That Part 9: RURAL ZONES, Section 9.2 Permitted Uses, Special Provisions for Tables 9.1 and 9.2, item #10 be amended by adding the following to the end of the sentence: '**and residential uses permitted in M1-1 zones**'.
  20. That Part 11: EXCEPTIONS, Section 1, Subsection (9), paragraph (s) R2-3(19) (MULTIPLE DWELLING), be amended by:
    - a) in the title, adding the words 'McKim Township Maps, Lot 7, Concession 3; and
    - b) in clause (i), by deleting 'the'.
  21. That Part 11: EXCEPTIONS, Section 1, Subsection (10), paragraph (bb) R3(28) (RETIREMENT HOME & LONG TERM CARE FACILITY), be amended by replacing clause (i) with the following:
    - i) The only permitted uses shall be the following:
      - (a) On lands described as Parts 1, 2, 5 & 8 Plan 53R-19587, a *multiple dwelling and retirement home* (assisted-living facility) and related *accessory uses*; and,
      - (b) On lands described as Parts 6 & 7, Plan 53R-19587, a *long-term care facility* and related *accessory uses*.

22. That Part 11 EXCEPTIONS, Section 1, Subsection (10), paragraph (fff) R3(84) (Three Multiple Dwellings – 30 Dwelling Units) be amended by renumbering as “(ffff)”.
23. That Part 11 EXCEPTIONS, Section 2, Subsection (2), paragraph (ffff) C2(111) (LIGHT MANUFACTURING AND WAREHOUSE), clause (i)(a), and Section 5, Subsection (1), paragraph (oo) (Light manufacturing and office uses), clause (i), be amended by removing the italics from the phrase ‘light manufacturing’.
24. That Part 11 EXCEPTIONS, Section 2, Subsection (2), paragraph (gggg) C2(112) (MULTIPLE DWELLING) be amended by renumbering as “(ggggg)”
25. That Part 11 EXCEPTIONS, Section 2, Subsection (2), paragraph (hhhh) C2(113) (MULTIPLE DWELLING & CONVENIENCE STORE) be amended by renumbering as “(hhhhh)”.
26. That Part 11 EXCEPTIONS, Section 3, Subsection 2, paragraph (k) M1-1(11) (TRANSPORT TERMINAL) be amended by,
  - a) in the title, by replacing the map reference with ‘**Neelon Township Map 2**’.
27. That Part 11 EXCEPTIONS, Section 4, Subsection (2), paragraph (www) RU(75) Garson Township Maps 6 and 7, be amended by replacing the reference to “RU(48)” in the preamble with “**RU(75)**”.
28. That Part 13 HOLDING PROVISIONS, Table 13.1 for Holding Symbol H17, in Column 4, be amended by replacing ““R2”, Low Density Residential Two Zones”, with “**“R2-2”, Low Density Residential Two Zone**”.
29. That Part 13, Section 13.3 be amended by adding the following the following to the end of the bulleted list: ‘ - **Column 7 identified the date of reinstatement of the Holding (H) Provision.**’.
30. That Part 13, Table 13.1: Holding (H) Provisions be amended by adding a new Col.7 titled ‘**Date Reinstated**’.
31. (1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, Schedule “A”, attached thereto, be and the same is hereby amended by reinstating the “H3”, Holding Symbol on the following lands.

(2) Property Description:

- a) Parts 8 & 9, Plan 53R-5805, and Part 6, Plan 53R-19723, Lot 6, Con 5, Hanmer Twp, 1551 Theriault Street, Hanmer
- b) PIN 73353-0089, Pcl 17061, Lot 7, Con 2, Dowling Twp, 334 New Cobden Road
- c) PIN 73560-0020 & 73506-0118, Pts 6 & 7, 53R-5805, Lot 6, Con 5, Hanmer Twp, 1563 Theriault Road, Hanmer
- d) PIN 73353-0141, Pcl 21933, Part 4, SR-1457, Lot 2, Con 2, Dowling Twp, 16 Sauve Street Dowling
- e) PIN 73506-0182, Parcel 31171 SES, Part 1, Plan 53R-5598, Lot 7, Con 5, Twp of Hanmer, 5765 Desmarais Road, Hanmer
- f) PIN 73351-0515 & PIN 73351-0097, Part of Parcel 4677, Lot 10, Con 6, Twp of Balfour, 1676 Morgan Rd., Chelmsford
- g) PIN 73353-0135, Parcel 21631 SWS, Part 7, Plan SR-1457, Lot 2, Con 2, Twp of Dowling, 10 Sauve Street, Chelmsford

(3) That Part 13, Table 13.1: Holding (H) Provisions be amended by adding the date of reinstatement to the row entitled “H3” in “Col. 7 Date Reinstated” for each property listed above.

32. (1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, Schedule “A”, attached thereto, be and the same is hereby amended by changing the zoning classification of the

following lands from “R3(71)”, Medium Density Residential Special, to “R3(82)”, Medium Density Residential Special.

(2) Property Description: PIN 73496-0220, Parcel 15892, Lot 2, Plan M-252, Lot 9, Concession 1, Township of Garson (2165 Falconbridge Road, Garson)

(3) That Part 11 EXCEPTIONS, Section 1, Subsection (10), paragraph (sss) R3(71) (Row dwelling with parking relief) be amended by:

- a) renumbering as ‘(dddd) R3(82)’;
- b) in the introductory paragraph, by replacing ‘R3(71)’ with ‘R3(82)’; and
- c) reordering to follow paragraph (cccc) R3(81).

33. (1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, Schedule “A”, attached thereto, be and the same is hereby amended by changing the zoning classification of the following lands from “C2(114)”, General Commercial Special, to “C2(115)”, General Commercial Special.

(2) Property Description: PIN 73475-1768, Parts 1-6, Plan 53R-20030, Part of Lot 6, Concession 5, Township of Broder (0 Countryside Drive, Sudbury).

(3) That Part 11 EXCEPTIONS, Section 2, Subsection (2) paragraph (iiiiii) C2(114) (VETERINARY CLINIC) be amended by:

- a) renumbering as ‘(jjjjj) C2(115)’; and
- b) in the introductory paragraph, by replacing ‘C2(114)’ with ‘C2(115)’.

34. (1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, Schedule “A”, attached thereto, be and the same is hereby amended by changing the zoning classification of the following lands from “OSC”, Open Space – Conservation, to “SLS”, Seasonal Limited Service.

(2) Property Description: PIN 73401-0139, Parcel 15962, Part 1, Plan 53R-14103, Township of Dieppe (615 South Shore Lake Panache Road).

35. (1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, Schedule “A”, attached thereto, be and the same is hereby amended by changing the zoning classification of the following lands from “P”, Park, to “R1-2”, Low Density Residential One.

(3) Property Description: PIN 73479-0181, Parcel 15159 S.E.S., in Concession 6, Lot 9, Township of Dill (2631 Desloges Road, Sudbury).