

By-law 2024-#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 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 Council of the City of Greater Sudbury hereby enacts as follows:

1. (1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “X” attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from “RU”, Rural to “RU(XXX)”, Rural (XXX) Special.

(2) Property Description: PIN 73347-0193
Parcel 1584, Part of Lot 9, Concession 3,
Township of Rayside, City of Greater Sudbury

2. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury be and the same is hereby amended by adding the following paragraph to Part 11, Section 4, Subsection (2):

**(xxxx) RU(XXX) (RURAL LIGHT INDUSTRIAL USE – MINING-RELATED)
Rayside Township Maps Lot XX, Con XX**

Notwithstanding any provision hereof to the contrary, within any area designated RU(XXX) on the *Zone Maps*, all provisions of this by-law applicable to the RU(XXX) *Zone* shall apply subject to the following modifications:

- (i) That in addition to those *uses* permitted in the RU *Zone*, a *rural light industrial use – mining related* shall also be permitted.
- (ii) That a *Rural Light Industrial Use – Mining Related* is defined herein ‘*An industrial use engaged in, or used for the engineered designing of mining industry-related equipment, and a light manufacturing use in the form of a fabrication shop dedicated to the assembly, repair, manufacturing and finishing of mining-related equipment, and includes an outdoor area used for the storage, maintenance and/or repair of material, equipment, and machinery used in connection with the light manufacturing use, along with an accessory business office, all of which does not produce wastewater in excess of 4,500 litres per day*’.
- (iii) That those lands zoned RU(XXX) are hereby designated as a ‘Site Plan Control Area’, pursuant to Section 41 of the *Planning Act, R.S.O. 1990, Chapter P. 13*.

3. The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Ontario Land Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:

- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and,
- (c) the fee prescribed under the *Ontario Land Tribunal Act, 2021*.

If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

4. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

Read and Passed in Open Council this XX^{st/nd/th} day of <Month>, 2024.

_____ Mayor

_____ Clerk