

Appendix B – Proposed Zoning By-law Amendment

That the City of Greater Sudbury Zoning By-law 2010-100Z be amended as follows:

1. By deleting and replacing all instances of “secondary dwelling” with “additional dwelling”.
2. In Part 3, Definition 103, by deleting and replacing “Secondary” with “Additional”, and by deleting “and subordinate”.
3. In Part 3, by adding the following definitions:

Parcel of Urban Residential Land	A <i>served lot</i> that is within a <i>settlement area</i> on which a <i>dwelling</i> , other than an <i>accessory dwelling unit</i> , is permitted by by-law.
Parcel of Rural Residential Land	A partially or <i>unserved lot</i> that is outside of a <i>settlement area</i> on which a <i>dwelling</i> , other than an <i>accessory dwelling unit</i> , is permitted by by-law.
Settlement Area	A Settlement Area as designated in the City of Greater Sudbury Official Plan.

4. In Section 4.2.2., by adding “as otherwise provided herein” after “except”, and by deleting clauses a and b in their entirety.
5. In Section 4.2.10.1, by deleting and replacing clause e) with the following:

“e) A *duplex dwelling* or a *building accessory* there to.”

6. In Section 4.2.10.1, by deleting and replacing “provided that a maximum of one secondary dwelling unit is permitted within the primary dwelling and one secondary dwelling unit is permitted within an accessory building on a lot” with:

“provided that the following maximum number of *dwelling* units are not exceeded:

- i. No more than two *dwelling* units are permitted in a *single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling* on a *parcel of urban residential land* if all *buildings and structures accessory* to the *single detached dwelling, semi-detached dwelling, row dwelling, or street townhouse dwelling* contain no more than one *dwelling unit*.
- ii. No more than three *dwelling* units are permitted in a *single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling* on a *parcel of urban residential land* if no *building or structure accessory* to the *single detached dwelling, semi-detached dwelling, row dwelling, or street townhouse dwelling* contains any *dwelling units*.

- iii. No more than one *dwelling unit* is permitted in a *building or structure accessory* to a *single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse* on a *parcel of urban residential land*, if the *single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling* contains no more than two *dwelling units* and no other *building or structure accessory* to the *single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling* contains any *dwelling units*.
 - iv. No more than two *dwelling units* are permitted in a *single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling* on a *parcel of rural residential land*, if no *building or structure accessory* to the *single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling* contains any *dwelling units*.
 - v. No more than one *dwelling unit* is permitted in a *building or structure accessory* to a *single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling* on a *parcel of rural residential land*, if the *single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling* contains no more than one *dwelling unit*, and no other *building or structure accessory* to the *single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling* contains any *dwelling units*."
7. In Section 4.2.10.2, by deleting and replacing all instances of "Primary Dwellings" with "Main Building".
8. In Section 4.2.10.3, by:
- 1. Deleting and replacing "*primary dwelling*" with "*main building*" in the preamble;
 - 2. deleting and replacing clause c) with the following:
 - " c) Shall be sited a minimum of 2.4 m from the *main building*;
 - d) Notwithstanding clause c) above, the *additional dwelling unit* shall be located no more than 30 metres from the *main building* at its closest, in the Rural (RU), Agricultural (A) or Rural Shoreline (RS) Zones;
 - e) Shall only be permitted within the *rear* and/or *interior side yards*;
 - f) Shall comply with the setback requirements for *accessory buildings*, per Section 4.2 of this By-law;
 - g) Shall not exceed a maximum *lot coverage* of 25 percent on a *parcel of urban residential land*, inclusive of the lot coverage of all accessory buildings and structures on the lot;
 - h) Shall not exceed a maximum height of 8.0 m;
 - i) Shall require one additional parking space per *additional dwelling unit* than what would have been required on the property;
 - j) Shall not be permitted on a lot adjacent to a lake;

- i. Containing lake trout where the lake is over threshold as listed on Appendix C of the City's Official Plan;
 - ii. Where a *public water system* and a *public sanitary sewer system* are not available; and,
 - iii. Where any portion of the leaching bed is or would be within 300 metres of the shoreline of a lake;
- k) May be permitted on a *lot*:
 - i. Abutting a river; or,
 - ii. With frontage on a lake with phosphorus concerns, as defined in the Official Plan.