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PLANNING SERVICES

ZONING BY-LAW AMENDMENT

PIN 735610293 and Part of PIN 735610300;
Part 13, and Part of Part 15, Plan 53R-20983;
Part of Lot 9, Conc. 4, Township of Neelon;
Lots 4 and 5 on Draft Plan of Subdivision
0 Kingsway, City of Greater Sudbury

Prepared for:

City of Greater Sudbury

May 30, 2024

J.L. RICHARDS & ASSOCIATES LIMITED

Engineers • Architects • Planners
314 Countryside Drive
Sudbury, Ontario
P3E 6G2

JLR 32529-001

EXPLANATORY NOTE

The proposed Zoning By-law Amendment is a site-specific zoning of the property described as PIN 735610293 and Part of PIN 735610300; Part 13, and Part of Part 15, Plan 53R-20983; Part of Lot 9, Conc. 4, Township of Neelon; Lots 4 and 5 on the Draft Plan of Subdivision, 0 Kingsway, City of Greater Sudbury.

The amendment is to rezone and permit the locating of a waste transfer facility on a new M3 (Special) Zone on those lands located outside/north of the Ramsey Lake Watershed on the subject property.

The amendment will also rezone the remaining M3(15) and M2(15) lands to a new M3 (Special) Zone on those lands within the Ramsey Lake Watershed and a new M2 (Special) Lot 4 on the Draft Plan to permit an office use and a zero metre setback to an internal zone boundary on the lands proposed for the construction of a commercial garage, office, and associated employee parking areas.

THE CITY OF GREATER SUDBURY

By-law No. 2024-XX

Being a By-law to Amend By-law No. 2010-100Z

WHEREAS By-law No. 2010-100Z regulates the use of land and the use and erection of buildings and structures within the City of Greater Sudbury;

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS the Council of the City of Greater Sudbury deems it advisable to amend By-law No. 2010-100Z as hereinafter set forth;

AND WHEREAS said recommendation will conform to the Official Plan for the City of Greater Sudbury;

NOW THEREFORE the Council of the City of Greater Sudbury enacts as follows:

1. The properties affected by this By-law are located in PIN 735610293 and Part of PIN 735610300; Part 13, and Part of Part 15, Plan 53R-20983; Part of Lot 9, Conc. 4, Township of Neelon; Lots 4 and 5 on the Draft Plan of Subdivision, 0 Kingsway, City of Greater Sudbury, as indicated on Schedule 'A' attached hereto and forming part of this By-law.

2. By-law No. 2010-100Z is hereby amended as follows:

(a) Schedule XX of the Zoning By-law 2010-100Z is hereby amended by rezoning the affected lands from M3(15) to M3(X) and from M3(15) to M3(X) and M2(15) to M2(X) in accordance with the provisions of this By-law.

(b) By-law No. 2010-100Z, is hereby further amended by including the following section immediately after Section 11(3)(4)(q) as follows:

(r) M3(X) Waste Transfer Facility
Neelon Township Lot 9, Conc. 4

Notwithstanding any other provision hereof to the contrary, within any area designated M3(X) on the Zone Maps, all provisions of this By-law applicable to M3 Zones shall apply subject to the following modification:

(i) In addition to the uses permitted in the M3 zone, a parking lot and a waste transfer facility shall be permitted.

(c) By-law No. 2010-100Z, is hereby further amended by including the following section immediately after Section 11(3)(4)(r) as follows:

(s) M3(X) Setback to Zone Boundary
Neelon Township Lot 9, Conc. 4

Notwithstanding any other provision hereof to the contrary, within any area designated M3(X) on the Zone Maps, all provisions of this By-law applicable to M3 Zones shall apply subject to the following modification:

(i) In addition to the uses permitted in the M3 zone, a parking lot and an office shall be permitted.

- (ii) Minimum setback to M2 zone boundary internal to the property shall be: 0 m.
- (d) By-law No. 2010-100Z, is hereby further amended by including the following section immediately after Section 11(3)(4)(s) as follows:
 - (t) M2(X) Setback to Zone Boundary
Neelon Township Lot 9, Conc. 4

Notwithstanding any other provision hereof to the contrary, within any area designated M2(X) on the Zone Maps, all provisions of this By-law applicable to M2 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in the M2 zone, a parking lot and an office shall be permitted.
- (ii) Minimum setback to M3 zone boundary internal to the property shall be: 0 m.

3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ a first and second time this ____ day of _____, 2024.

READ a third time and finally passed this ____ day of _____, 2024.

Paul Lefebvre
Mayor

XX SEAL
Clerk

Schedule 'A'

