

By-law 2020-38Z

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, Schedule "A" attached thereto, be and the same is hereby amended by changing the zoning classification of the following lands from "FD", Future Development to "C2(114)", General Commercial Special;

- (2) Property Description: Part of PIN 73475-1268(LT)
Parts 1 to 6, Plan 53R-20030
Part of Lot 6, Concession 5
Township of Broder, City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 2, Subsection (2):

- (iiii) C2(114) (Veterinary clinic)
Broder Township Maps 1 and 6

Notwithstanding any other provision hereof to the contrary, within any area designated C2(114) on the *Zone Maps*, all provisions of this by-law applicable to the "C2", General Commercial zone shall apply subject to the following modifications:

- (i) Zero *lot frontage* shall be permitted subject to an encroachment permit from the Ministry of Transportation across PIN 73475-1258; and,
- (ii) No *loading spaces* and a minimum easterly *interior side yard setback* of 2.5 metres shall be permitted for a *veterinary clinic*.

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 Local Planning Appeal 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 *Local Planning Appeal Tribunal Act, 2017*.

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 4th day of February, 2020



Mayor



Clerk

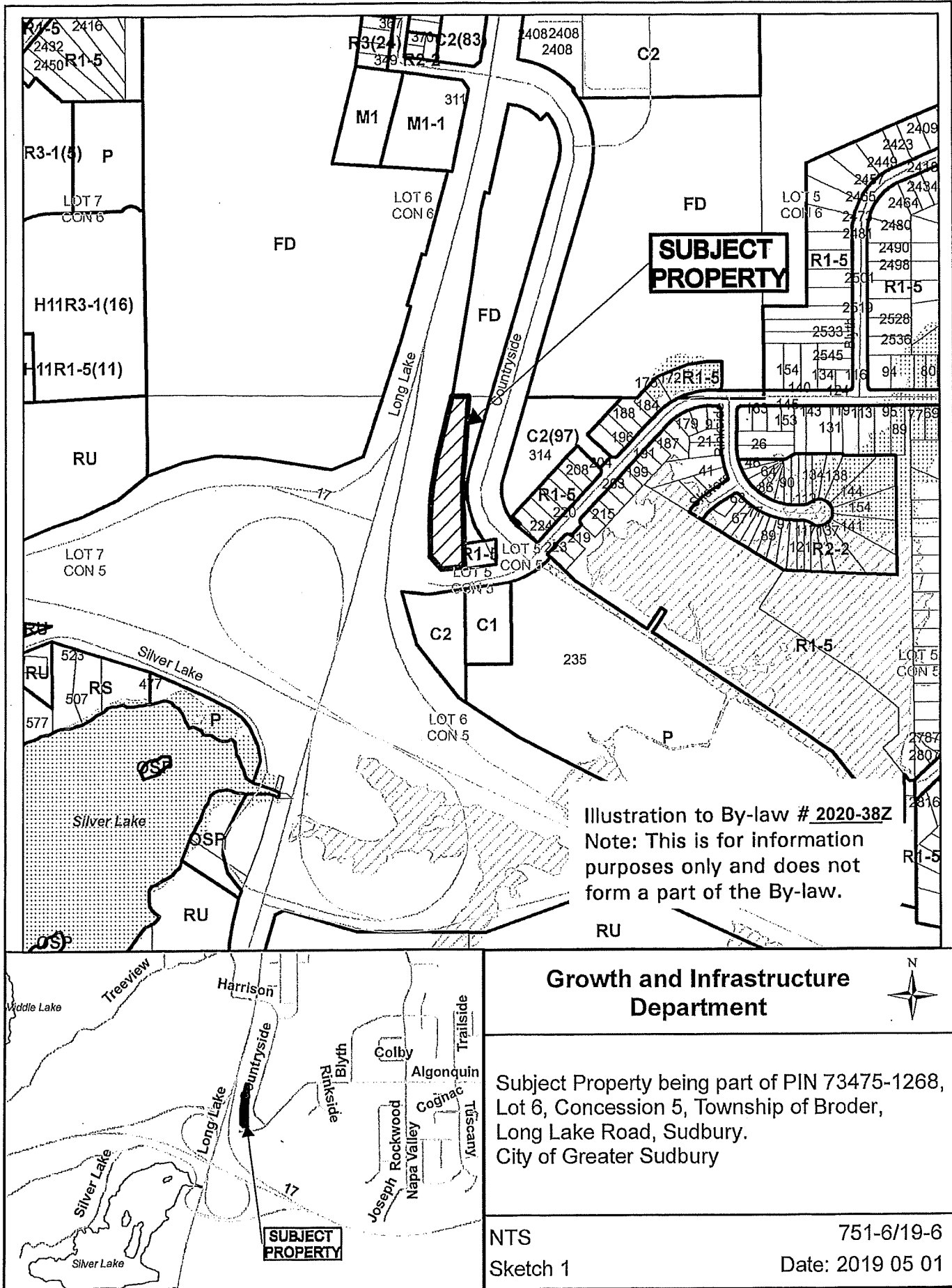


Illustration to By-law # 2020-38Z
Note: This is for information
purposes only and does not
form a part of the By-law.

**Growth and Infrastructure
Department**



Subject Property being part of PIN 73475-1268,
Lot 6, Concession 5, Township of Broder,
Long Lake Road, Sudbury.
City of Greater Sudbury

NTS
Sketch 1

751-6/19-6
Date: 2019 05 01