

## By-law 2020-28Z

### 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 amended by changing the zoning classification of the following lands from "I", Institutional to "I(50)", Institutional Special;

- (2) Property Description: PIN 73505-0560(LT) & PIN 73505-0782(LT)  
Parcels 27211 & 16000  
Lots 23 – 25 & 45, Plan M-347  
Part of Lot 7, Concession 2  
Township of Hanmer, City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 5, Subsection (1):

**(xx) I (50) Former Pinecrest PS site  
Hanmer Township Maps 4 and 5**

Notwithstanding any other provision hereof to the contrary, within any area designated I(50) on the Zone Maps, all provisions of this by-law applicable to the "I", Institutional *zone* shall apply subject to the following modifications:

- (i) In addition to the uses permitted in the I *zone*, the following uses shall also be permitted:
  - (a) Maximum 19 *row dwelling units*;
  - (b) Maximum 24 *multiple dwelling units* within the *existing building*;
  - (c) Maximum 500 m<sup>2</sup> of *gross floor area* within the *existing building* allocated to commercial *uses* to include *personal service shop, medical office, professional office* and *service shop*; and,
  - (d) Related *accessory uses*.
- (ii) The location of the *existing building* shall be permitted;
- (iii) The minimum *rear yard abutting* Lot 26, Plan M-347 and the minimum *interior side yard* abutting the southerly *lot line* of Lot 44, Plan M-347 shall be 1.8 metres;

- (iv) The maximum *building height* of a *dwelling unit abutting the southerly lot line* of Lots 26 & 44, Plan M-347 shall be one (1) *storey*;
- (v) A minimum 68 *parking spaces* shall be provided;
- (vi) The following site-specific provisions shall be applied to *row dwellings*:
  - (a) The minimum *setback* from a *street line* shall be six (6) metres;
  - (b) *Driveways* for each pair of *units* shall be paired and centred at the common wall;
  - (c) The provisions of the "R3", Medium Density Residential *zone* shall apply in regards to *privacy yards, required courts, planting strips* and *building offsets*.

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*.

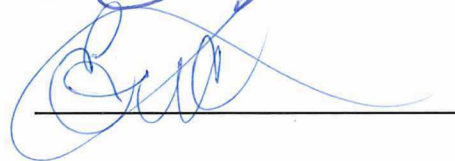
If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

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 21<sup>st</sup> day of January, 2020

  
\_\_\_\_\_ Mayor

  
\_\_\_\_\_ Clerk

