

**By-law 2020-30Z**

**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 "R2-2", Residential Low Density Two to "C2(114)", General Commercial Special;

(2) Property Description: 73494-0663(LT), 73494-0633(LT), 73794-0648(LT), 73494-0792(LT), 73494-0640(LT) and 73494-0654(LT)  
Parcels 10913, 16131, 14902, 9906, 15319, and 13345  
Lots 14, 15 and 16, Plan M-159  
Part 1, Plan 53R-5664  
Part of Lot 6, Concession 1  
Township of Garson, City of Greater Sudbury

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

**(iiii) C2(114) (REDUCED SETBACKS AND QUEUEING)  
Garson Map 5**

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 C2 Zones shall apply subject to the following modifications:

- (i) The minimum *front yard setback* shall be 12 m;
- (ii) A minimum of one (1) *queueing space* shall be provided for a fueling station;
- (iii) A minimum of seven (7) *queueing spaces* shall be provided for a *car wash*;
- (iv) A minimum of seven (7) *queueing spaces* shall be provided for a *restaurant*;
- (v) No *queueing lane* shall be located closer than 3.5 m from any Residential Zone south of a line 77 m from the *front lot line*; and
- (vi) A 1.5 m high opaque *fence* and reduced to 1 m high within 6 m of the *front lot line*, together with a 3.5 m landscaped area, shall be provided along the westerly *interior side lot line*.

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

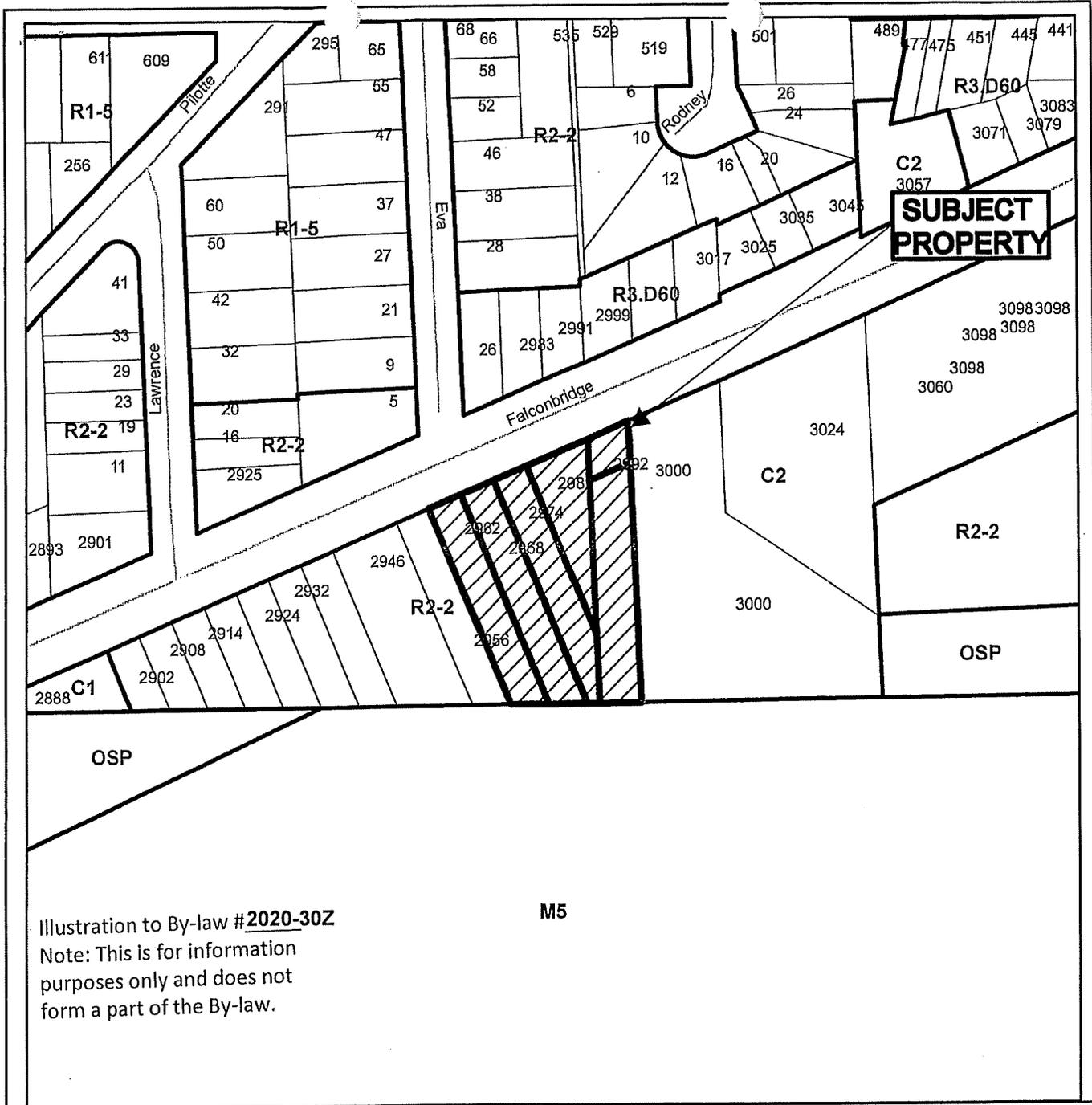
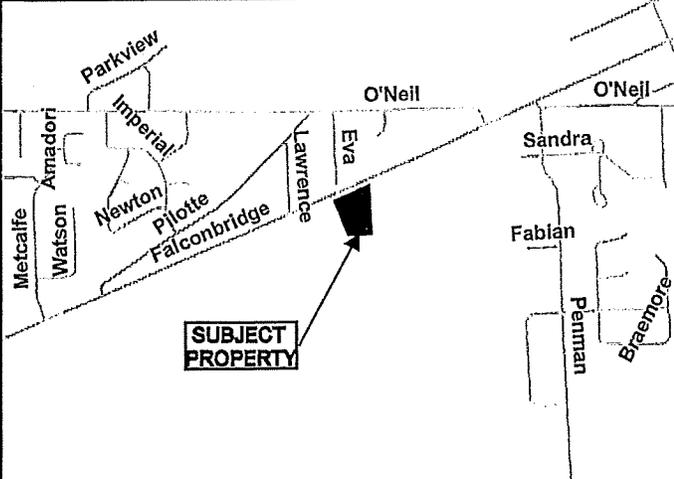


Illustration to By-law #2020-30Z  
 Note: This is for information purposes only and does not form a part of the By-law.



**Growth and Infrastructure Department**



Subject Property being PINs 73494-0633, 73494-0648, 73494-0792, 73494-0640 73494-0654, and 73494-0663, Parcels 16131, 14902, 9906, 13345, 15319, and 10913 Lots 13, 14, 15 and 16, Plan M-159, Part 1, Plan 53R-5664, Lot 6, Concession 1, Township of Garson, 2962, 2968, 2974, 2982 and 2992 Falconbridge Road, Garson, City of Greater Sudbury

NTS 751-3/19-2 & 701-3/19-3  
 Sketch 1 Date: 2019 08 09