

By-law 2019-165Z

**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 "RU", Rural to "RU(93)", Rural Special;

- (2) Property Description: PINs 73505-0907(LT) & 73505-1023(LT)
Except Parts 1, 2 and 5, Plan 53R-20955
Part of Lot 7, Concession 1
Township of Hanmer, City of Greater Sudbury

2.-(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 "RU", Rural to "R1-1", Low Density Residential One;

- (2) Property Description: Part of PIN 73505-0907(LT)
Parts 1, 2 and 5, Plan 53R-20955
Part of Lot 7, Concession 1
Township of Hanmer, City of Greater Sudbury

3. That the following paragraph be added to Part 11, Section 4, Subsection (2):

**(oooo) RU(93) (Lot frontage and regulated area)
Hanmer Township Maps 3 and 4**

Notwithstanding any other provision hereof to the contrary, within any area designated RU(93) on the *Zone Maps*, all provisions of this by-law applicable to the "RU", Rural zone shall apply subject to the following modifications:

- (i) The minimum *lot frontage* shall be 25 metres;
- (ii) *Buildings, structures and private sewage disposal systems* shall be located outside the regulated area of Conservation Sudbury.

4. All provisions of this by-law applicable to the "R1-1", Low Density Residential One Zone shall apply to those lands being rezoned to R1-1.

5. 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:

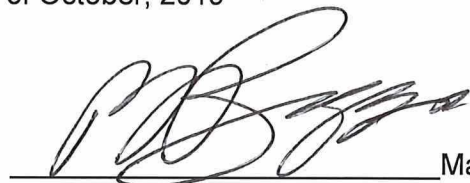
- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Local Planning Appeal Tribunal Act, 2017*.

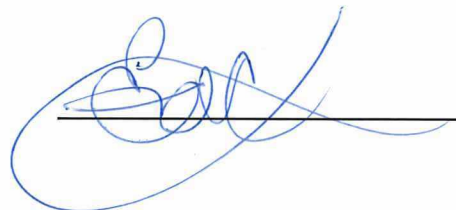
If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

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.

6. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

Read and Passed in Open Council this 8th day of October, 2019

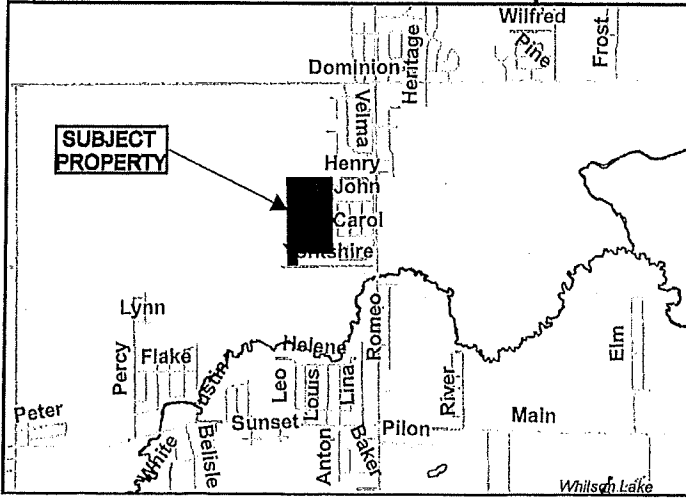
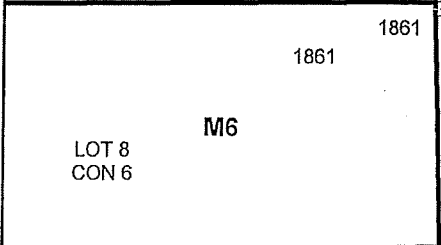
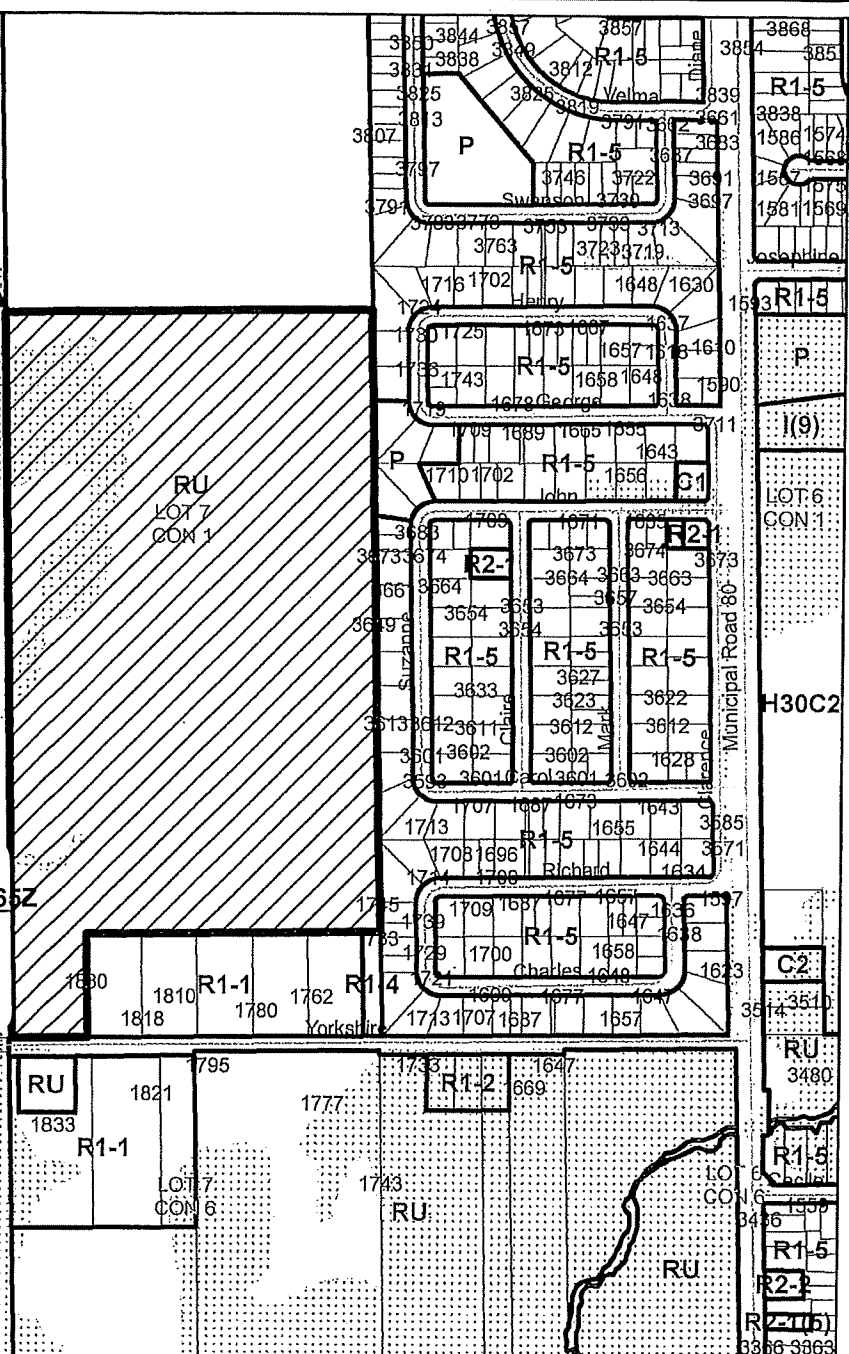

_____ Mayor


_____ Clerk

SUBJECT PROPERTY

LOT 8
CON 1
A

Illustration to By-law #2019-165Z
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 73505-0907 and 73505-1023, Parcels 1031 and 1032, Lot 7, Concession 1, Township of Hanmer, 1830 Yorkshire Drive, Val Caron, City of Greater Sudbury

NTS
Sketch 1

751-7/19-1
Date: 2019 04 08