

By-law 2019-151Z

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 "M1", Mixed Light Industrial/Service Commercial to "M1(46), Mixed Light Industrial/Service Commercial Special;

(2) Property Description: PIN 73570-0243
Parcel 29802
Lot 20 and Part Lot 21, Plan M-341
Lot 11, Concession 5
Township of Neelon, City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 3, Subsection (1):

(tt) M1(46) (RETAIL STORE)

Notwithstanding any other provision hereof to the contrary, within any area designated M1(46) on the *Zone Maps*, all provisions of this By-law applicable to M1 *Zones* shall apply subject to the following modifications:

- (i) That in addition to those *uses* permitted in an "M1" *Zone*, a *retail store* shall also be permitted;
- (ii) That the *corner side yard* location of the existing *parking area* as it existed on May 29, 2017 be permitted;
- (iii) That a maximum of five *parking spaces* be provided in the *corner side yard* and that one of the five *parking spaces* is required to be an *accessible parking space*; and,
- (iv) That one *loading space* and two *bicycle parking spaces* shall be provided.

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.

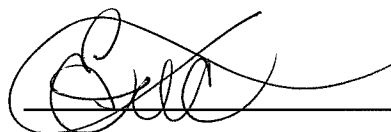
If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

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

Read and Passed in Open Council this 10th day of September, 2019



Mayor



Clerk

