

By-law 2019-85Z

**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 "R2-2", Low Density Residential Two to "C3(27)", Limited General Commercial Special;

(2) Property Description: PIN 73596-0551
Parcel 29390 SES
in Lot 7, Concession 1
Township of McKim, City of Greater Sudbury

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

**(aa) C3(27) (Limited General Commercial)
McKim Township Maps Lot 7 Con 1; Lot 6 Con 1**

Notwithstanding any other provision hereof to the contrary, within any area designated C3(27) on the *Zone Maps*, all provisions of this by-law applicable to the "C3", Limited General Commercial *zone* shall apply subject to the following modifications:

- (i) The minimum required *corner side yard* shall be two (2) metres;
- (ii) The minimum required *rear yard* shall be two (2) metres;
- (iii) A minimum *lot frontage* of 28 metres shall be permitted;
- (iv) No *planting strip* shall be required along the northerly *lot line*;
- (v) A minimum two (2) metre-wide landscaped area adjacent to the full length of the westerly *lot line* shall be required;
- (vi) An *outdoor parking area* shall be permitted within three (3) metres of the easterly, westerly and northerly *lot lines*; and,
- (vii) A refuse storage area shall be permitted in the *front yard*.

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 28th day of May, 2019



Mayor



Clerk

