

By-law 2020-105Z

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 "R3-1.D59(24)", Medium Density Residential Special to "C2(117)", General Commercial Special.

(2) Property Description: Part of PIN 73580-0576
Part 1, Plan 53R-20634
Part of Lot 1, Concession 4
Township of McKim, City of Greater Sudbury

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

(IIII) C2(117) (MIXED USE COMMERCIAL & RESIDENTIAL)
McKim Township Map Lot 1, Concession 4 &
Neelon Map Lot 12, Concession 4

Notwithstanding any other provision hereof to the contrary, within any area designated C2(117) on the *Zone Maps*, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) That all *uses* in the C2 Zone shall be *permitted*, except for the following *uses* that shall not be *permitted*:
 - (a) *animal shelter,*
 - (b) *automotive leasing establishment,*
 - (c) *automotive lube shop,*
 - (d) *car wash,*
 - (e) *dry cleaning establishment,*
 - (f) *funeral home,*
 - (g) *long term care facility,*

- (h) *mobile home dealership,*
 - (i) *modular home dealership,*
 - (j) *service trade; and,*
 - (k) *taxi stand.*
- (ii) *That a retirement home having a maximum of 160 guest rooms shall also be permitted subject to the following development standards:*
- (a) *Minimum Required Front Yard – 10 metres;*
 - (b) *Minimum Required Interior Side Yard – 10 metres, plus an additional 1 metre for each storey directly adjacent to such yard in excess of five storeys above finished grade;*
 - (c) *Maximum Building Height – 20 metres; and,*
 - (d) *Minimum Landscaped Open Space – 30%.*

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.

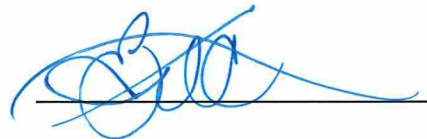
If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

4. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended, by Official Plan Amendment #106.

Read and Passed in Open Council this 23rd day of June, 2020



Mayor



Clerk

